

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

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# City Planning Board Staff Reports 2021

Monday, September 10, 2021

7:00 P.M.

City Hall Forum

**Agenda  
City Planning Board  
Springfield, Ohio  
Monday, September 13, 2021  
7:00 P.M.**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes – July 12, 2021 and August 9, 2021** ACTION

**4. Case # 21-RW-06 Right of Way Vacation** DISCUSSION  
Request to vacate S Murray St. from E. Main St. south to the & ACTION  
intersection of Section St. Section St. from Penn St. east  
approximately 395' to dead end.

**5. Case # 21-Z-15 Rezoning** DISCUSSION  
Request to rezone parcel #s 3400700030212005 and & ACTION  
3400700030212006 at 1783 & 1785 N Belmont Ave to OPD-H  
district to develop a 4 unit apartment to serve 4 individuals with  
developmental disabilities, providing them with independent living.

**6. Case # 21-Z-16 Rezoning** DISCUSSION  
Request to rezone parcel #s 3400700033426009, & ACTION  
3400700033426010, 3400700033426011, 3400700033426012,  
3400700033426013, 3400700033426019, 3400700033426020,  
3400700033426021, 3400700033426022, 3400700033426023,  
3400700033426024, 3400700033426025, 3400700033425022,  
3400700033425023, 3400700033425024, 3400700033425025, along  
Superior Ave. and Huron Ave. to CN-2, Neighborhood Commercial  
District.

**7. Case # 21-RW-07 Right of Way Vacation** DISCUSSION  
Request to vacate alley starting from E Leffel Ln and running parallel & ACTION  
to Superior Ave and Huron Ave, and to vacate the alley between  
parcel #s 3400700033426020 and 21 and ending at Huron Ave.

**8. Board Comments** DISCUSSION

**9. Staff Comments** DISCUSSION

**10. Adjourn - Next meeting October 11, 2021** ACTION

## 2021 City Planning Board Call to Order: Roll Call

<b>Name</b>	<b>Term Expiration</b>
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024
Lorin M Wear III	03/30/2024

**CITY PLANNING BOARD**

**Springfield, Ohio**

**Monday, July 12, 2021**

**7:00 P.M.**

**City Hall Forum**

**Meeting Minutes**

**(Summary Format)**

Chairperson Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Brown-Worthington, Ms. Peg Foley, Ms. Christin Brown, Mr. Lorin Wear, Ms. Kathryn Lewis-Campbell, Ms. Trisha George, Ms. Amanda Fleming, Mr. Charles Harris, , and Mr. Jack Spencer.

MEMBERS ABSENT: Mr. Alex Wendt.

OTHERS PRESENT: Stephen Thompson, Deputy Director, Vaidehe Agwan, Planning, Zoning, Cheyenne Shuttleworth and other interested parties.

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**SUBJECT: Meeting minutes approval – June 7, 2021**

Mr. Spencer asked for a motion to approve the minutes.

Ms. George made a motion to approve the minutes. Seconded by Mr. Harris.

The minutes were approved by voice vote.

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**Case # 21-RW-04 Right of Way Vacation Request to vacate first alley north of Selma Rd from Cypress St southeast to the first interesting alley approximately 150'.**

Mr. Thompson gave the staff report.

Mr. Gary Durst, 2820 South Limestone Street. Springfield, Ohio.

Mr. Durst explained the applicant and himself had not spoken or come to agreement. Mr. Durst explained his objection still stands.

Mr. Spencer asked if the property could still be accessed.

Mr. Durst stated he could get to the front but was unable to access the back without going through the yard.

Mr. Spencer asked Mr. Thompson if there was as storm sewer in the back



Mr. Thompson stated that was correct and showed where it was located on the map.

Mr. Spencer questioned if there would need to be easement rights.

Mr. Thompson stated that was correct, anytime there is an alley vacation, there are easement rights that come with the ordinance from the law department.

Mr. Spencer asked Mr. Durst if there was a garage behind his property.

Mr. Durst stated there was no garage.

Mr. Spencer asked if people park behind the property.

Mr. Durst stated they were not currently parking there but they have in the past.

Ms. Fleming explained her concerns are for all the properties in the alley. Ms. Fleming explained vacating the alley would take away from their access, even though they are not speaking up. Ms. Fleming expressed concerns for future property owners and felt the access would be a selling feature to the home.

Mr. Spencer asked if Ms. Hayes wished to speak.

Ms. Renee Hayes, 912 Cypress Street, Springfield, Ohio.

Ms. Hayes explained that she had met with Mr. Durst the day of the last meeting and discussed. Mr. Durst told her he would contest. Ms. Hayes asked which property was his and when he showed her, she asked why the property was not being taken care of. Ms. Hayes explained the property was extremely overgrown and his tenants were illegal parking. Ms. Hayes explained there was a lot of crime and asked the board to consider that she is a home owner and has to live around all of it.

Mr. Foley asked if there were any other solutions.

Mr. Thompson explained the entire alley would have to vacate and that Ms. Hayes wished to put a fence up to block traffic from coming through. Mr. Thompson explained that the fence could only go half way through and there would be space on the other side. Mr. Thompson explained that was his only solution.

Ms. Hayes explained she did not plan to put up in the middle of the alley because she would still need access to her driveway. Ms. Hayes explained this was her first step in trying to stop the crime in front of her house.

Ms. Foley asked if there would be enough space for a vehicle to get through to access Mr. Durst property.

Mr. Thompson said there would be around eight foot of alley for Mr. Durst to use.

Mr. Spencer asked for the map to be put up top show where properties are. Mr. Spencer asked if the vacant lot next to his property was owned by him.

Mr. Durst stated that was correct and they bought the property to extend the yard. Mr. Durst explained putting in a driveway would be very expensive. Mr. Durst stated he would consider putting in a driveway if it would stop the crime but did not feel it would stop the crime.

Ms. Fleming asked how much crime decreased when an alley has been vacated.

Mr. Thompson stated he did not have those statistics.

**MOTION:** Motion by Ms. George to approve vacating the first alley north of Selma Rd from Cypress St southeast to the first interesting alley approximately 150'. Seconded by Mr. Harris.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Worthington, and Mr. Wear,

**NAYS:** Ms. Fleming, Ms. George, Ms. Foley, and Mr. Spencer

**Motion sent to City Commission.**

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**Case # 21-DS-02 Dual Street Naming Request to dual name McCreight Avenue from N Fountain Boulevard to Saint Paris Road "Hermann Carr Way".**

Mr. Thompson gave the staff report.

Mr. Spencer asked if the board had any questions.

Ms. Fleming asked who paid for the new signage.

Mr. Thompson explained it was split, the city would pay fifty percent and the applicant would pay the other fifty percent.

Mr. Spencer asked if the applicant wished to speak.

Mr. Clark Carr, 2110 Crosley Court, Miamisburg, Ohio.

Mr. Carr explained his father started safety city in 1969 with a specific purpose in mind. When you build a relationship between the police department and members of the community, you start with the kids before they get to school. Mr. Carr explained his father was on a first name basis with the kids. Mr. Carr explained his father received the police officer of the year award in 1987. Mr. Carr explained the best stories were when the kids would recognize him out in the public and begged to go up and talk to him. Mr. Carr explained his father enjoyed showing magic tricks to the kids and enjoyed the attention. People in the community remember him as a policemen and a magician.

Mr. Spencer explained the case was in front of the board last month but the name was shortened.

**MOTION:** Motion by Mr. Wear to dual name W McCreight Avenue "Hermann Carr Way".  
Seconded by Ms. Worthington.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**Motion approved.**

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**Case # 21-RW-05 Right of Way Vacation Request to vacate the first alley east of S Limestone St from Wilson Ave south approximately 177' to intersecting east-west alley continuing east for approximately 275'.**

Mr. Thompson gave the staff report.

Ms. Foley asked if the issue was with the L shape area or just a section.

Mr. Thompson explained it was in the east west portion of the alley mainly. Mr. Thompson explained typically with alley vacations, similar comments are received from utilities. Mr. Thompson explained he does not remember a case where Ohio Edison actually went out and recommended denial because of the equipment. Mr. Thompson explained that is why staff was recommending denial.

Mr. Spencer asked if the applicant wished to speak.

Ms. Jessica Threats, 232 Delcourt Drive, Springfield, OH 45506.

Ms. Threats explained she did not request vacating the entire L. Ms. Threats explained she requested just the part the runs along her property. Ms. Threats passed photos of the lack of maintenance to the board members. Ms. Threats explained as a single woman, she did not feel safe with the alley next to her and knowing she has to park there.

Mr. Spencer asked if the alley could be partially vacated.

Mr. Thompson explained they could not vacate is partially because it would create a dead end. Mr. Thompson explained how the dead end would create issues for first responders getting trapped or a car getting stuck at the dead end.

Ms. Linda Threats, 232 Delcourt Drive. Springfield, OH 45506.

Ms. Threats explained there was an alley that had a dead end and questioned why that was

allowed.

Mr. Thompson explained he was not aware of that alley but did know there were very few dead end alley within the city. Mr. Thompson explained the policy states no new dead ends shall be created from an alley vacation.

Ms. Threats explained the alley is completely overgrown and not usable and presented more pictures to the board. Ms. Threats explained there were explanations on the back of each picture. Ms. Threats explained the overgrowth from the alley was growing into her privacy fence and damaging her property.

Mr. Thompson showed a map of wear the utility equipment was.

Ms. Threats explained she just wanted a portion vacated and there would still be utility access.

Ms. Fleming asked if any other neighbors had any issues with the alley being vacated.

Ms. Thompson stated he did not hear from anyone.

Ms. Fleming asked if the applicant had reached out to any of the neighbors.

Ms. Threats explained most of the houses are vacant. Ms. Threats explained even if the alley is not vacated, it is not accessible. Ms. Threats would like the alley vacated for the privacy. Ms. Threats explained the parking is under the house and was so small, a modern day car would have issues pulling into it. Ms. Threats explained she would like to build a structure for her car in the back. Ms. Threats explained there was a lot of traffic and didn't feel comfortable parking on the street.

Ms. George asked for clarification on who was responsible for maintaining the alley.

Mr. Thompson explained the property owner is required to maintain any weeds or overgrowth up to the midpoint of the alley.

Ms. George stated since the other houses are vacant the alley wasn't being maintained and the applicant was being effected by that.

Ms. Threats explained beyond the fence was not her property and didn't understand how that would be her responsibility.

Ms. George stated she didn't meant that fell on the applicant, she meant there were no other property owners to help with the burden.

Ms. Fleming asked if the city had plans to clean up the alleys with the renovation of the south end corridor.

Mr. Thompson stated he had not heard any discussion about that. Mr. Thompson explained

property owners are notified when the alleys are overgrown and the city receives a complaint or drives by. Property owners are responsible for maintaining their section of the alley.

Ms. Fleming asked what happened if the property owners ignored the order.

Mr. Thompson explained the city would have their contractors go out and do whatever needs to be done. The property owners would receive a bill for whatever works was done and an administrative fee.

Ms. Fleming asked if the property is vacant and the owner does not pay what happens.

Mr. Thompson stated the bill is not assessed to the property but it is sent to collections.

Mr. Spencer asked how the utility company had the right to have their equipment in the right of way.

Mr. Thompson stated he was not sure.

Mr. Spencer explained he was not oppose to tabling the discussion and getting an opinion from the law department.

Ms. George asked if the properties were salvageable.

Ms. Threats explained some were and some were not.

**MOTION:** Motion by Ms. Fleming to table Case #21-RW-05. Seconded by Ms. George.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**Motion approved.**

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**Case # 21-SUB-01 Subdivision Plat Request to approve a Phase II plat for the Burnett Road Plaza at 402 S Burnett Road.**

Mr. Thompson gave the staff report.

Mr. Spencer asked if the board had any questions. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve the Subdivision Plat Request. Seconded by Mr. Harris.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**Motion approved.**

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**Case # 21-Z-08 Rezoning Request to rezone 25 W Harding Road, parcel #s 3400700036800008, 3400700036800009, & 3400700036800010 from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development.**

Mr. Thompson gave the staff report.

Ms. Fleming and Ms. Brown-Worthington explained they had a conflict of interest and would excuse herself from the case.

Mr. Jim Pfeiffer, Attorney for applicant.

Mr. Pfeiffer explained the property was no longer useful for what it was originally intended for and was obsolete. Mr. Pfeiffer and applicants wish to make better use of the building. Mr. Pfeiffer explained there were three separate units. Mr. Pfeiffer explained the applicant was a current tenant.

Mr. Spencer stated the unit had three condos and asked if they intended to keep it that way.

Mr. Pfeiffer stated he believed that was correct.

Mr. Spencer asked what the intended use was.

Mr. Tom Loftis, 1960 Audubon Park. Springfield, OH.

Mr. Loftis explained there were three condos and it was originally used as a school. Mr. Loftis explained years later it was a medical office building. Mr. Loftis explained it's just too small to function now as medical offices. Mr. Loftis explained one condo was used for massage therapy, one for music classes and the third one was owned by a doctor and had been for sale for some time. Mr. Loftis explained there has been little to no interest for a medical office. Mr. Loftis explained they would like to have more options available for the use of the condo. Mr. Loftis explained there were no plans to change to outside.

Mr. Spencer asked how many parking spots were there.

Mr. Loftis stated he believed there were around twenty two parking spots and there were no plans to extend the parking lot.

**MOTION:** Motion by Ms. George to approve rezoning 25 W Harding Road, parcels 3400700036800008, 3400700036800009, & 3400700036800010 from RS-5 to Planned

Development. Seconded by Ms. Lewis-Campbell.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Foley, Ms. George, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**ABSTAIN:** Ms. Fleming and Ms. Worthington

**Motion approved.**

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**Case # 21-Z-09 Amend an Approved CC-2A Plan Request to amend the approved site plan for 2202 N Beethle Avenue, parcel # 3300600006100021 to allow for a new automobile oriented use to be constructed.**

Mr. Thompson gave the staff report.

Ms. Fleming asked if the case had went in front of the board before.

Mr. Thompson stated it had not but there were similar cases in the past.

Mr. Spencer asked if the applicant wished to speak.

Mr. Art Harden, Caliper Engineering.

Mr. Harden explained they were in contract with R&R Tire Express and they would be coming to the area. Mr. Harden explained it would be similar to what Walmart offers with their tire services. Mr. Harden explained it was originally programmed as a gas station but that never surfaced. Mr. Harden explained one challenge was the drainage ditch, that would not be enclosed and there would be some landscaping. Mr. Harden explained there were some elevations submitted for the building. Mr. Harden explained it would be an entirely new design and new building. Mr. Harden it would be on of their first free standing centers in Ohio and it would be there corporate building. Mr. Harden explained the access options that were discussed. Mr. Harden explained they were dealing with two property owners because the access would not be on their property. One access would be from Walmart and one from Hobby Lobby and they have no control over it. Mr. Harden felt they could definitely get that done. Mr. Harden explained there were several steps in the process and getting this approved was the first step.

Mr. Spencer asked where the access was to the property.

Mr. Harden explained the access was a future access from the Hobby Lobby and Walmart property. Mr. Harden showed the board on the map where they planned for access.

Mr. Spencer asked if there were any further questions for the applicant. Hearing none, Mr. Spencer asked for a motion.

**MOTION:** Motion by Ms. George to amend an approved CC-2A plan. Seconded by Ms.

Fleming.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**Motion approved.**

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**Case # 21-Z-10 Rezoning Request to rezone 1815 Columbus Avenue, parcel #s 3400700029227003, 3400700029227031, & 3400700029227030 from RS-5, Low-Density, Single-Family Residence District to CC-2, Community Commercial District.**

Mr. Thompson gave the staff report.

Mr. Spencer stated he did the legal work on the property and would excuse himself from the case.

Mr. Thompson asked Ms. George if she could step in.

Ms. George stated she could.

Ms. George asked if there were any objections.

Mr. Thompson stated there were none.

Ms. George asked if there was any one that wished to speak. Hearing none, she asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve rezoning 1815 Columbus Road, parcels 3400700029227003, 3400700029227031, & 3400700029227030, from RS-5 to CC-2. Seconded by Ms. Lewis-Campbell.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, and Mr. Wear.

**NAYS:** Mr. Spencer

**Motion approved.**

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**SUBJECT: Board Comments.**  
None.

**SUBJECT: Staff Comments.**



Mr. Thompson introduced the new Planning and Zoning Administrator, Ms. Vaidehe Agwan. Mr. Thompson stated with a new staff member it may be good to start some formal board training as a group. Mr. Thompson explained it would be beneficial for Ms. Agwan to help her get familiar with the City Plan Board. Mr. Thompson explained it would be best for it to be after hours. Board members welcomed Ms. Agwan and asked for her to give some background on herself. Mr. Spencer expressed it would be a good idea for the board members to get together. Mr. Spencer asked the board to come up with some ideas for meeting. Mr. Thompson stated he could send out some ideas for dates.

**SUBJECT:** Adjournment

Motion to adjourn by Ms. George. Seconded by Ms. Fleming.

Approved by voice vote. Adjourned at 8:15 P.M.

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Mr. Jack Spencer, Vice-Chairperson.

**CITY PLANNING BOARD**

**Springfield, Ohio**

**Monday, August 9, 2021**

**7:00 P.M.**

**City Hall Forum**

**Meeting Minutes**

**(Summary Format)**

Vice-Chairperson Alex Wendt called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Brown-Worthington, Ms. Peg Foley, Ms. Christin Brown, Mr. Lorin Wear, Ms. Trisha George, Ms. Amanda Fleming and Mr. Alex Wendt.

MEMBERS ABSENT: Mr. Jack Spencer, Ms. Kathryn Lewis-Campbell and Mr. Charles Harris

OTHERS PRESENT: Ms. Vaidehe Agwan, Planning, Zoning Administrator, Mr. Stephen Thompson, Community Development Deputy Director and other interested parties.

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**Case # 21-RW-05 Right of Way Vacation Request to vacate the first alley east of S Limestone St from Wilson Ave south approximately 177' to intersecting east-west alley continuing east for approximately 275'.**

Ms. Agwan gave the staff report.

Ms. Fleming asked if there was any follow up from the law department.

Mr. Thompson explained the law director stated it was part of Ohio Revised Code that within a public right of way that's where utilities have to go in order to service the entire neighborhood. Mr. Thompson explained that is the reason for alleys and why utilities are placed there. Mr. Thompson explained it was more efficient to serve every resident.

Ms. Foley asked if the alley vacations were on a case by case basis as to whether the recommendations were to approve or deny.

Mr. Thompson stated that was correct, each case is sent to utilities so they have a chance for their recommendation based on where the services are located. Mr. Thompson explained most of the time utilities recommends approval but in this case Ohio Edison has recommended denial due to the amount of equipment and the amount of service coming from the alley.

Mr. Wendt asked if there were any further questions from the board. Hearing none, Mr. Wendt asked if there was anyone else that wished to speak. Hearing none, Mr. Wendt asked for a

motion.

**MOTION:** Motion by Ms. George to approve Case # 21-RW-05 Right of Way Vacation Request to vacate the first alley east of S Limestone St from Wilson Ave south approximately 177' to intersecting east-west alley continuing east for approximately 275'. Seconded by Ms. Foley.

**YEAS:** None.

**NAYS:** Mr. Wear, Ms. Fleming, Ms. George, Ms. Foley, Ms. Brown-Worthington and Mr. Wendt.

**Motion denied.**

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**Case # 21-SUB-02 Subdivision Plat New plat for Kingsgate 13.**

Ms. Agwan gave the staff report.

Mr. Wendt asked if the applicant wished to speak.

Mr. Jason Harral, Harral and Stevenson, 20 South Limestone Street. Springfield, Ohio.

Mr. Harral explained the new plat was a final connecting piece for the Kingsgate development, it connects from the east to the west side. Mr. Harral explained it also opens up from the north. Mr. Harral explained the comments from the fire department had been worked through with the city engineering department and everything had been addressed. Mr. Harral felt it would really be nice and tie the development up.

Mr. Wendt asked if there were any questions from the board. Hearing none, Mr. Wendt asked if there was anyone else that wished to speak. Hearing none, Mr. Wendt asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve Case # 21-SUB-02 Subdivision Plat New plat for Kingsgate 13. Seconded by Ms. George.

**YEAS:** Mr. Wear, Ms. Fleming, Ms. George, Ms. Foley, Ms. Brown-Worthington and Mr. Wendt.

**NAYS:** None.

**Motion approved.**

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**Case # 21-DS-03 Renaming Street the renaming of W. Clark Street from Wittenberg Ave. to Plum St. to Youlish Rhodes Sr. Way.**

Ms. Agwan gave the staff report.

Mr. Wendt asked if the applicant or applicant's agent wished to speak.

Mr. Raymond Lloyd, Bethel Temple in the Southwest quadrant.

Mr. Raymond Lloyd explained the applicant was not present but a lot of friends and family were there to represent him, including the Restored Life Ministry. Mr. Lloyd explained the man was much loved in his community and they support the dual street naming.

Ms. Joyce Howard, 405 West Liberty Street, Springfield, Ohio.

Ms. Howard explained she did not have the honor of meeting Mr. Rhodes Senior but Mr. Rhodes Junior lived across the street from him. Ms. Howard explained he was a fine young man, very personable, very kind and a very good cook. Ms. Howard explained the Mr. Rhodes father had to of been a good man because he brought his son up good. Ms. Rhodes thanked everyone for attending and felt that credit needed to be given where credit was due. Ms. Rhodes explained there were several families that were worth mentioning that came from the area and proceeded to mention several wonderful families. Ms. Howard stated that dual name the street was an amazing idea and she was in full support of the recognition.

Ms. Fleming stated she was very impressed with the amount of people that showed up in support of the dual street naming. Ms. Fleming wants to explain because there was a lot of people, she reminded everyone to be sensitive to the time. Ms. Fleming also explained that normally these cases are talking about adding a dual name to the street, in this case the street name would be completely changed. Ms. Fleming explained with that, residents would be responsible for updating all that information with anything associated with the previous street name. Ms. Fleming explained sub naming would be simpler, especially for the people in the area. Ms. Fleming explained she loved the idea in honoring this man but wanted everyone to be aware of the process.

Mr. Larry Coleman, former Pasture of Restored Life Ministries.

Mr. Coleman explained Mr. Rhodes served as a deacon at the church. Mr. Coleman explained there were several names he recognized and went on to explain what the church had done while working with the commissioners and the City of Springfield. Mr. Coleman explained Mr. Rhodes was part of the foundation of the church and should be recognized within his community. Mr. Coleman explained the community need more positivity. Mr. Coleman explained Mr. Rhodes lived to be over 100 years old and impacted so many generations and felt Mr. Rhodes was truly worthy of the honor.

Mr. Raymond Lloyd asked what the process would be to have the street dual named instead of renaming.

Mr. Wendt explained the board would hear the case and stated Mr. Rhodes sounded like a very honorable man and assumed everyone in the audience was there in favor of naming the street. Mr. Wendt explained the board would then vote on the case.

Mr. Thompson explained even though the request is for a full renaming, the board has the ability to make a motion to dual rename the street instead. Mr. Thompson explains we would need to follow up with the applicant if the board chooses to dual name it. Mr. Thompson explained staff would be more comfortable with dual naming the street rather than a renaming it entirely. Mr. Thompson explained either way if it was approved or denied, it would still go in front of the city commission.

Mr. Lloyd asked if it was necessary to reapply.

Mr. Thompson stated that it was not necessary. Mr. Thompson stated the planning board could make the motion to only dual name the street.

Mr. Wendt asked if there was anyone in the audience that was opposed to dual naming the street instead of renaming the street.

**MOTION:** Motion by Ms. Foley to amend the original application to a dual naming of the street instead of the original renaming of the street. Seconded by Ms. Fleming.

**YEAS:** Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

**NAYS:** None.

**Motion approved.**

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**Case # 21-Z-14 Amend an Approved CC-2A Plan Request to amend the approved site plan for 2206 N Bechtle Avenue, parcel # 3200200001000140 to allow for a new automobile oriented use to be constructed.**

Ms. Agwan gave the staff report.

Mr. Wendt asked if there were any additional complaints received.

Ms. Agwan stated there were no additional complaints.

Mr. Steve Butler, Community Civil Engineers, 2440 Dayton- Xenia Road. Beavercreek, Ohio.

Mr. Butler explained the case had went in front of the Board of Zoning Appeals and they were unanimously approved. Mr. Butler explained the intent was to use the existing building and there is no proposal to take the building down. Mr. Butler explained there would be a drive thru and a canopy, he presented the information on the screen provided. Mr. Butler went over the site plans on the screen provided. Mr. Butler explained there was a gas station .2 miles from the site. Mr. Butler explained the technologies have changed, the monitoring has changed and sending concerns to the public about leaks affecting the ground. Mr. Butler explained if that

was to happen, the company would be fully responsible for any clean up. Mr. Butler explained there would be lots of monitoring and precautions in place. Mr. Butler explained the location would be great for a gas station. Mr. Butler explained most of the building would not be changed, it would be revitalized. Mr. Butler explained other cities were very happy with the gas stations they created. Mr. Butler stated there were no concerns with traffic.

Ms. George asked to hear more about the environmental precautions.

Mr. Butler explained the material of the tanks. Mr. Butler explained he does not design the tanks, they utilize a company that builds the underground storage tanks and all the safe guards around them. Mr. Butler explained his client has built many of these gas stations without any issues.

Mr. Wendt explained underground storage tanks are regulated by the Bureau of Underground Storage Tank Regulations based out Columbus in the department of commerce and the state fire marshal's office.

Ms. Fleming asked if there would be electric charging station or if it would just be gas.

Mr. Butler stated there would be around three electric charging stations. Mr. Butler explained that is the typical amount that is at their other gas stations

Ms. Fleming asked what kind of items would be offered through the drive thru.

Mr. Butler explained it would be more convenience items, not deli food. Most everything they sell would be offered.

Ms. Fleming questioned if it would be a drive up window or a pull through building.

Mr. Butler stated it would be a drive up window for conveniences.

Ms. Foley asked if the ingress and egress would continue from Bechtle Avenue.

Mr. Butler explained that was already controlled as a right in, right out. Mr. Butler explained the directions car would have to go.

Mr. Foley explained that there had been two other gas stations in front of the board and underground storage was never one of the issues. Ms. Foley questioned from the city standpoint, is the underground storage an issue for this particular gas station and is it different from the other two the board heard over the past couple months.

Mr. Thompson explained that was the first time the underground storage was an issue. Mr. Thompson stated he was unsure why it was a concern for this location and not the others.

Ms. Brown-Worthington questioned if the body of water across the street was natural or retention and if that could have anything to do with the concern.

Mr. Thompson explained that was a retention pond but that could be part of the concern.

Ms. George asked if it was worth asking for clarification on the concern.

Mr. Thompson explained the speedway did not have any specific concerns.

Mr. Wendt questioned if the case would go in front of the Commission.

Mr. Thompson stated that was correct and the statements and concerns could be addressed during the city commission meeting.

Ms. Fleming stated the concerns about the storage tanks should have been a concern for speedway as well, they are not far from the proposed location.

Ms. Agwan explained part of the discussion was what happens with the tanks if the gas station is abandoned or shut down in the future. Ms. Agwan explained that causes environmental concerns.

Mr. Butler explained if the gas station was closed but there is an environmental agency that states if a business is closed for 6 months to a year, the tanks have to be removed and cleaned by the owner or at the owner's expense. Mr. Butler explained they would not be abandoned there, it is illegal.

Ms. Fleming explained in the last fifty years that policy had been adopted. Ms. Fleming explained there are properties that were abandoned over fifty years ago that had the problem. Ms. Fleming explained she didn't feel that it would be a problem in today's world.

Mr. Thompson explained he was unsure why the concern went city wide.

Mr. Wendt asked if there was anyone else that wished to speak. Hearing none, Mr. Wendt asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve Case # 21-Z-14 Amend an Approved CC-2A Plan Request to amend the approved site plan for 2206 N Bechtle Avenue, parcel # 3200200001000140 to allow for a new automobile oriented use to be constructed. Seconded by Ms. George.

**YEAS:** Mr. Wear, Ms. Fleming, Ms. George, Ms. Foley, Ms. Brown-Worthington and Mr. Wendt.

**NAYS:** None.

**Motion approved.**

---

**Case # 21-Z-12 Rezoning Request for an OPD-H Amendment to develop seven single**

**story residential buildings with 28 single bedroom units. One office/Community building at 356 S Burnett Rd., parcel # 3400700022206057.**

Ms. Agwan gave the staff report.

Mr. Wendt asked if there were any complaints.

Ms. Agwan stated there were no complaints.

Mr. Greg Womack, Executive Director of Neighborhood Partnership, 527 East Home Road. Springfield, Ohio.

Mr. Womack explained the application was a means to finishing a project that was started four years ago. Mr. Womack explained there fifty units that were not low income, they are considered affordable housing. Mr. Womack explained that's what they plan to do.

Mr. Wendt asked if there was anyone else that wished to speak. Hearing none, Mr. Wendt asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve Case # 21-Z-12 Rezoning Request for an OPD-H Amendment to develop seven single story residential buildings with 28 single bedroom units. One office/Community building at S Burnett Rd., parcel # 3400700022206058. Seconded by Mr. Wear.

**YEAS:** Mr. Wear, Ms. Fleming, Ms. George, Ms. Foley, Ms. Brown-Worthington, and Mr. Wendt.

**NAYS:** None.

**Motion approved.**

---

**Case # 21-Z-13 Rezoning Request for site plan approval to develop a Low Density, Multi-Family Residential District that has six single story residential buildings with thirty two single bedroom units at 130 S Burnett Rd., parcel #s 34007000222001001.**

Ms. Agwan gave the staff report.

Mr. Wendt asked if there were any complaints.

Ms. Agwan stated there were no complaints.

Mr. Wendt asked if there was anyone that wished to speak. Hearing none, Mr. Wendt asked for a motion.

**MOTION:** Motion by Ms. George to approve Case # 21-Z-13 Rezoning



Request for site plan approval to develop a Low Density, Multi-Family Residential District that has six single story residential buildings with thirty two single bedroom units at 130 S Burnett Rd., parcel #s 34007000222001001.. Seconded by Ms. Brown- Worthington.

**YEAS:** Mr. Wear, Ms. Fleming, Ms. George, Ms. Foley, Ms. Brown-Worthington, and Mr. Wendt.

**NAYS:** None.

**ABSTAIN:** Ms. Fleming.

**Motion approved.**

---

**SUBJECT: Board Comments.**

Ms. Foley suggested the board explain that the board was considered an advisory board and there was another step after.

**SUBJECT: Staff Comments.**

None.

**SUBJECT: Adjournment**

Motion to adjourn by Ms. George. Seconded by Ms. Fleming.

Approved by voice vote. Adjourned at 8:15 P.M.

---

Mr. Jack Spencer, Chairperson.

Mr. Alex Wendt, Vice-Chairperson

**Agenda Item # 4**

**Case # 21-RW-06**

**Right of Way Vacation**

## STAFF REPORT

TO: City Planning Board

DATE: September 2, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #21-RW-06

### **GENERAL INFORMATION:**

Applicant: George P Leibold, 812 Champion Ave, Springfield, Ohio. 45503.

Requested Action: Request to vacate S Murray St from E. Main St south to the intersection of Section St; Section St from Penn St east approximately 395' to dead end.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: July 20, 2021

### **RETURNED REPORTS:**

Columbia Gas: No objections.

Spectrum: No objections as of September 10, 2021. Requested information from applicant.

AT&T: No response as of September 10, 2021.

Ohio Edison: No response as of September 10, 2021.

City Service Department: Recommends approval provided easements are retained for the existing public water and sewer lines located on S Murray St.

City Fire Department: Recommends approval.

City Building Department: Recommends approval.

City Police Department: Recommends approval.

City Manager's Office: Recommends denial stating that the property owner has not maintained the property as agreed with the city. The owner needs to remove all junk vehicles, remove all trash/debris/tires, and repair all buildings

prior to vacation.

City Community Development Department: Recommends approval although the applicant would need to clear all junk/trash as requested by city as there is an active code enforcement case pending.

**STAFF RECOMMENDATION:**

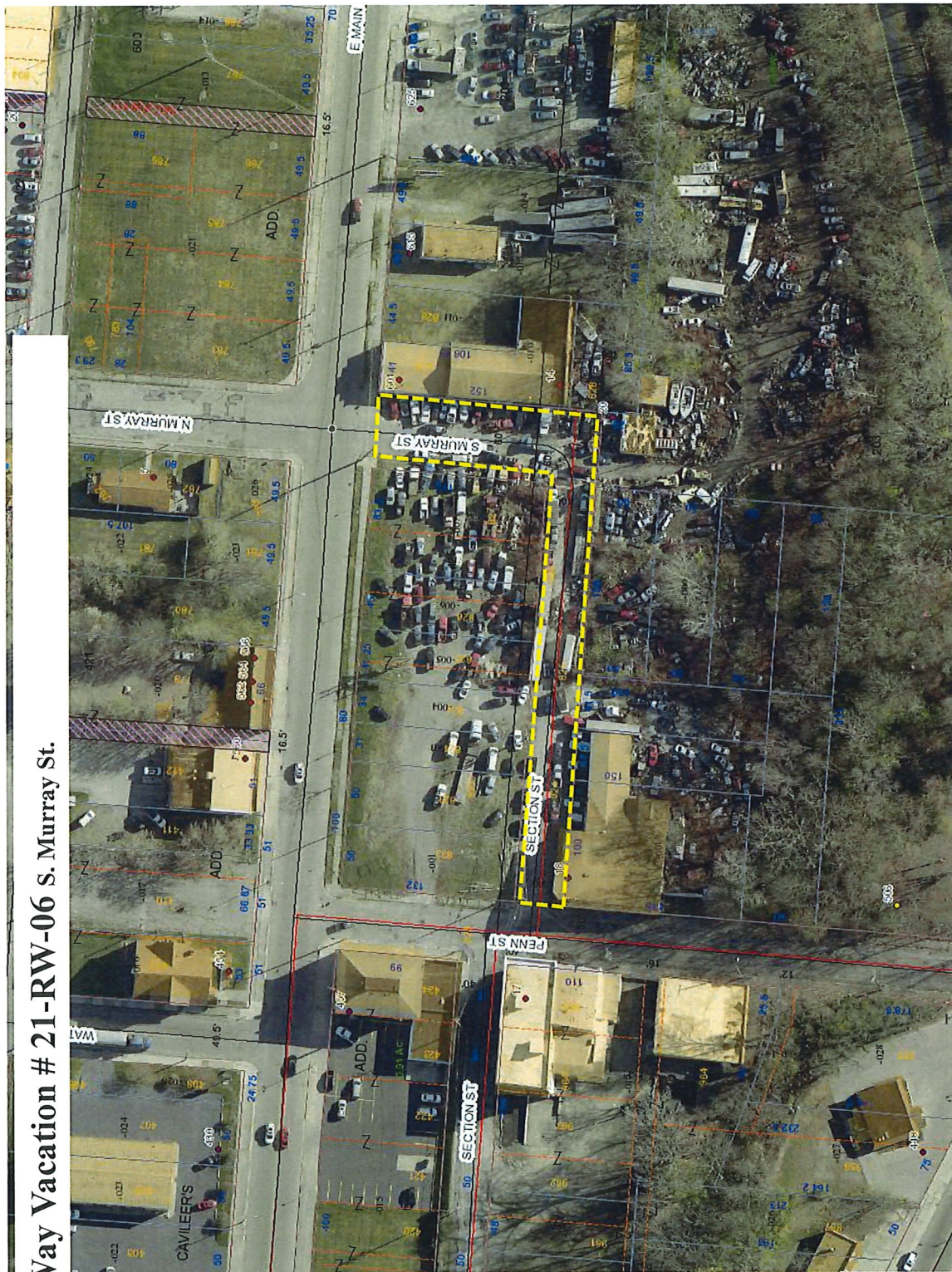
The owner/ applicant wants the vacated alley space for private use. However, the property owner is operating premises as a salvage yard without receiving permits/licenses. CI-1 Intensive Commercial District does not permit the property to be used as a salvage yard.

Staff recommends approval of the applicant's request to vacate alleyways. The staff requests the applicant to bring the property use and function into compliance with the zoning code.

**ATTACHMENTS:**

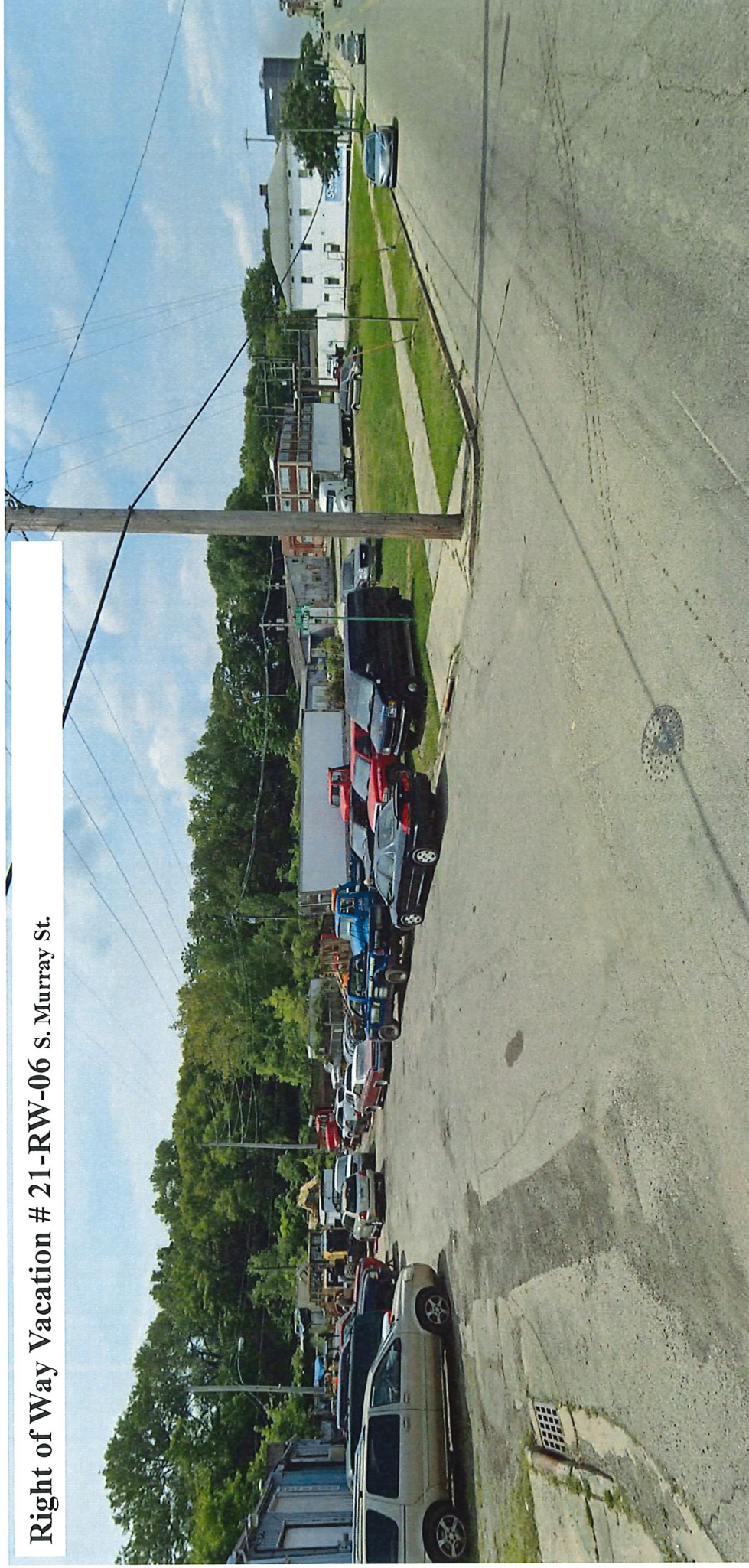
1. Vicinity map
2. Petition with petitioner's comments

Right of Way Vacation # 21-RW-06 S. Murray St.





Right of Way Vacation # 21-RW-06 s. Murray St.





■ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-95

Date Received: JLS

Received by: 7-20-21

Application Fee: \$ 180.00

Review Type:

☐ Admin ☐ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Variation of Section Street East of Penn  
and S. Murray Street South to E. Main

2. Address of Subject Property: \_\_\_\_\_

3. Parcel ID Number(s): \_\_\_\_\_

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: \_\_\_\_\_

6. Current Use of Property: \_\_\_\_\_

7. Current Zoning of Property: \_\_\_\_\_

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☒ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): George P. Leibold

Title: owner

Company (if applicable): \_\_\_\_\_

Mailing address: 812 Champion Ave Spdl OH 45503

City: Spdl State: OH ZIP: 45503

Telephone: ( 938 ) 605-3947 Fax: ( ) \_\_\_\_\_

Email George Leibold@yaHoo.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

George P. Leibold  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 20 day of

July, 2021

by Rebecca A Carden (name of person acknowledged).

(seal)



REBECCA A CARDEN  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 07-25-25

Rebecca A Carden

Notary Public Signature

My commission expires: 7-25-25





☒ Planning & Zoning

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
Right-of-Way Vacation Application

Date

7/20/2021

Applicant Name:

George R. Leibold

Address:

812 Champion Ave Springfield OH 45503

Please include the following Exhibits:

**Exhibit A**

A plot plan is to be attached which indicates the right-of-way to be vacated.

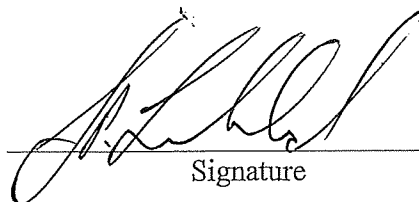
**Exhibit B**

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

**Exhibit C**

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

  
Signature

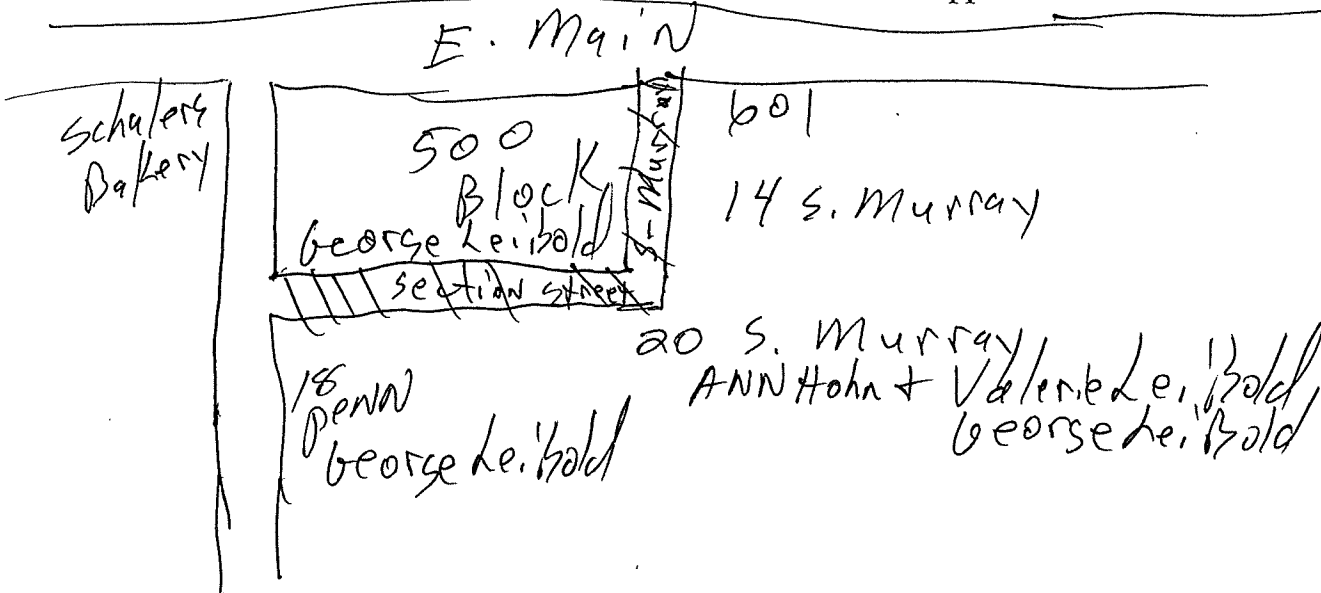
# Application Check List

Please review for completeness

## ITEMS TO BE SUBMITTED:

- ☐ Right-of-Way Vacation Application with attachments listed below.
- ☐ General Application
- ☐ \$90 (res.) or \$180 (comm.) Fee (must be submitted with the application).
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
  - Exhibit A: A plot plan is to be attached which indicates the right-of-way to be vacated, the adjoining properties, and their owners.
  - Exhibit B: State the reasons for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed).
  - Exhibit C: If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing

**Fees must be submitted at the time of application.**



**Agenda Item # 5**  
**Case # 21-Z-15**  
**Rezoning**

## Staff Report

TO: City Planning Board

DATE: September 1, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning Case #21-Z-15

### **GENERAL INFORMATION:**

Applicant: Robin Short, Housing Connection of Clark County, 2422 Sunset Ave, Springfield, Ohio. 45505.

Owner: Robin Short, Housing Connection of Clark County, 2422 Sunset Ave, Springfield, Ohio. 45505.

Requested Action: Request for an OPD-H District to develop a 4 unit apartment with provisions of independent living spaces for 4 developmental disability individuals.

Location: 1783 & 1785 N Belmont Rd.

Size: 0.99 acre

Existing Land Use and Zoning: RS-8 Medium-Density, Single-Family Residence District.

Surrounding Land Use and Zoning: North: Residential, RS-5  
East: Residential, RS-5  
South: Residential, RS-8  
West: Residential, RS-8

Applicable Regulations: Chapter 1129 OPD-H Planned Development Housing Overlay District

File Date: August 11, 2021

### **BACKGROUND:**

The parcels at 1783 & 1785 N. Belmont were part of the Land Bank. The applicant approached the city with plans to develop it as a part of working with the students at Springfield-CTC. The goal of proposed development is to build one, single story structure that has four units, on the combined parcels. In order to achieve their goal the applicant requests approval to have an OPD-H Planned Development Housing Overlay District in a RS-8 zone.

### **ANALYSIS :**

#### Land Use and Zoning:

The purpose of the OPD-H Planned Development Housing Overlay District is to permit flexibility

## Staff Report

in the use and design of structures. It permits modifications of requirements of the underlying zone without being contrary to the intent and purpose of the Zoning Code and retains the consistency with surrounding land uses.

The proposed 4 unit apartment style residential development is compatible with surrounding land uses.

The Connect Clark County Comprehensive Plan shows the future character area around the subject parcels as "Traditional Neighborhood, High Intensity." Hence, the proposed development is compatible with the future character area.

RS-8 Medium-Density, Single-Family Residence District:

Principal uses permitted.

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

Provisional uses permitted.

- (a) Duplex, provided it shall be developed in accordance with the dimensional requirements of the RM-12 district and that the minimum lot area is 8,700 square feet and the minimum lot area per unit is 4,350 square feet.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.

Conditional uses permitted.

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.
- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Museums consisting of an architecturally significant house listed on the National Register of Historic Places and located in a city-designated historic district or in a historic district listed on the National Register of Historic Places; together with specific, approved, related commercial operations to serve museum patrons (such as, by way of example, a museum store). (Ord. 02-272. Passed 7-9-02.)
- (f) Daycare center, subject to the requirements of Chapter 1135.
- (g) Community center, subject to the requirements of Chapter 1135. (Ord. 09-93; 09-94. Passed 4-14-09.)

### **Returned staff reports from:**

City Manager's Office:	Recommends approval with no objections.
City Service Department:	Recommends approval with no objections.
City Police Department:	Recommends approval with no objections.
City Fire Department:	Recommends approval with no objections.
City Building Department:	Recommends approval with no objections.

## **Staff Report**

City Community Development Department: Recommends approval with no objections.

### **STAFF RECOMMENDATION:**

The proposed development being less than 2 acres, intends to utilize the land for infill development thereby adding value to the neighborhood. The approval of the request to apply an OPD-H district would ensure a harmonious integration of proposed development into the neighborhood.

Staff recommends approval of request for an OPD-H District in a RS-8 zone. Staff also recommends that the Board consider the need for urban infill and the neighborhood's interests to make its recommendation to the City Commission.

### **ATTACHMENTS:**

1. Vicinity and zoning map
2. Application
3. Site plan





**Rezoning to OPD-H # 21-Z-15 1783 & 1785 N Belmont Ave.**



(Pictometry 2021)



**Rezoning to OPD-H # 21-Z-15 1783 & 1785 N Belmont Ave.**





☒ Planning & Zoning

**FOR OFFICE USE ONLY**

Case #: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Review Type:  
☐ Admin ☐ CPB ☐ BZA

**GENERAL APPLICATION**

**A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):

\_\_\_\_\_

2. Address of Subject Property: 1783 1/2 1785 N. BELMONT

3. Parcel ID Number(s): 340-07-00030-212-005 1/2 006

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: .99 total

6. Current Use of Property: VACANT

7. Current Zoning of Property: RS-8

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): ROBIN SHORT

Title: EXECUTIVE DIRECTOR

Company (if applicable): HOUSING CONNECTION OF CLARK COUNTY

Mailing address: 2422 SUNSET AVE

City: SPRINGFIELD State: OH ZIP: 45505

Telephone: (937) 525-7474 Fax: (937) 525-7458

Email rshort@hccinc.org

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.**

Robin L. Short  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

ROBIN L. SHORT  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 23 day of

August, 2021

by Rachel S. Goff (name of person acknowledged).

(seal)

Rachel S. Goff  
Notary Public Signature

My commission expires: 12/10/2022



**RACHEL S. GOFF**  
Notary Public, State of Ohio  
**MY COMMISSION EXPIRES  
DECEMBER 10, 2022**



CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/  
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: 8-11-2021

Property Address: 1783 & 1785 N. BELMONT (COMBINED)

Please check one: ☒ OPD-H Dev Plan ☐ CC-2A Dev Plan ☐ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for  
.99 acres at 1785 N. BELMONT (street address or  
simple location description).

**Exhibit A**

Attach either a metes and bounds description or subdivision and lot number description.

**Exhibit B**

Attach a site plan of the petitioned lands.

**Exhibit C**

Attach a full description of the proposed development plan or amendment to the  
development plan including a site plan and all required associated materials according to  
the zoning request.

**Exhibit D**

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area? YES  
NO
2. Are adequate sanitary sewer, water, and storm drainage facilities available? YES

**Exhibit E**

List reasons for the requested action.

- TO MEET OHIO DEPT. OF DEVELOPMENTAL DISABILITIES REQUIREMENT FOR A FOUR UNIT APARTMENT TO SERVE 4- INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES, PROVIDING THEM WITH INDEPENDANT LIVING

3. If the applicant is agent for the property owner:

Name of Owner (title holder): HOUSING CONNECTION

Mailing Address: 2422 SUNSET AVE

City: SPRINGFIELD State: OH ZIP: 45505

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

Robin L. Short  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

ROBIN L. SHORT  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 23 day of

August, 2021

by Rachel S. Goff (name of person acknowledged).

(seal)

Rachel S. Goff  
Notary Public Signature

My commission expires: 12/10/2022



RACHEL S. GOFF  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES  
DECEMBER 10, 2022





**CERTIFICATE OF TITLE**

Certified To:  
Clark County Land Reutilization Corporation  
its successors and/or assigns  
3130 East Main Street, Suite 1A  
Springfield, Ohio 45505

**ITEM I:**

We find Fee Simple to the hereinafter described real estate to be vested in William H. Jones and Janale L. Jones, Husband and Wife by virtue of a General Warranty Deed WROS dated 12/30/1999 and filed for record 01/12/2000 in Vol. 1418, Page 1410 of the Official Records of Clark County, Ohio.

Said Real Estate is more fully described as follows:

Situate in the State of Ohio, County of Clark, City of Springfield, and being part of Lot Number 1 of Regan's Plat.

Beginning at the northeast corner of Lot Number 1 of Ragan's Plat said point being on the east line of Section 30; thence with the east line of Lot Number 1 and the east line of Section 30, South 2° 0' West 160.0 feet to a point; thence North 88° 0' West 270.0 feet along the north line of an unnamed street in Ragan's Plat to an iron bar; thence North 2° 0' East 160.0 feet to an iron pipe of the north line of Lot Number 1; thence with the north line of Regan's Plat, South 88° 0' East 270.0 feet to the place of beginning.

The above description is according to a new survey dated January 3, 1969, prepared by George S. Lambert, Jr., Registered Surveyor Number 4429.

Together with the right in common with other owners of property abutting thereon to sue the 30 foot street running east and west immediately south of the premises conveyed and the north and south alley shown on said Ragan Plat.

Subject to an easement for ingress and egress as reserved by Mary B. Tossey, widow, 6 feet in width off of the west side of said premises, in deed dated August 6, 1946 and recorded in Volume 380, Page 240 Deed Records of Clark County, Ohio.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES;**

Situate in the City of Springfield, in the County of Clark, and the State of Ohio, and being of Lot No. 1 Ragan Plat and further described as follows:

Beginning at a point which bears South 2° 00' West 100.00 feet; thence North 88° 00' West 40.0 feet from the northeast corner of the Ragan Plat; thence South 2° 00' West 60.00 feet with the east right of way of North Belmont Avenue to a point; thence North 88° 00' West 160.00 feet to a point; thence North 2° 00' East 60.00 feet to a point; thence South 88° 00' East 160.00 feet to the place of beginning, containing 0.2204 acres subject to all legal easements and right of way of record.

Being part of the premises conveyed to E & E Holbrook by deed as recorded in Volume 613, Page 323 of the Clark County Deed Records.

PARCEL I.D. 340-07-00030-212-005  
More commonly known: 1785 North Belmont Avenue, Springfield, Ohio 45503

**ITEM II:**

We find liens, claims, objections and defects affecting the title to the above described real estate including open mortgages, leases, pending suits, judgments, certificates of judgment, executions, restrictions, building set back lines, easements and rights-of-way to be as follows, to-wit:

1. No open mortgages found during period of search.
2. Tax foreclosure styled Clark County Treasurer vs. Janale L. Jones, et al, Case No. 19IR0003, filed 03/08/2019 in the Common Pleas Court of Clark County, Ohio. Case appears regular.
3. Entry Declaring Value and Vesting Title styled The City of Springfield, Ohio vs. Janale L. Jones, et al, Case No. 20184011A, dated 12/05/2018 and filed for record 01/04/2019 in Vol. 2152, Page 5536 of the Official Records of Clark County, Ohio.
4. Property forfeited to the State of Ohio on 01/07/2021.

**ITEM III:**

**TAXES AND ASSESSMENTS**

Permanent Parcel Number 340-07-00030-212-005

Land	\$	1,010.00
Building	\$	0.00
Total	\$	1,010.00

Dec. 2020	\$	27.81	UNPAID
June 2021	\$	27.81	UNPAID
Delinquent	\$	7,648.22	

Assessments: NONE



**ITEM IV:**

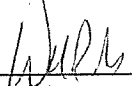
This examination is certified for a period of forty-two (42) years to the date of these presents. Liens, claims and defects, if any, prior to that date are not covered by this examination.

This examination does not cover (a) matters not of record; (b) rights of persons in possession; (c) questions which a correct survey or inspection of the premises would disclose; (d) rights to file mechanics liens; (e) special taxes and assessments not set on the County Auditor's and Treasurer's records; (f) zoning and other governmental regulations; (g) financing statements, security agreements and other chattel liens; or (h) matters filed in Federal Courts.

I agree to indemnify you and your successors in interest in the mortgage opined hereto, to the full extent of any loss attributable to a breach of my duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

This examination is certified as of July 15, 2021 at 7:59 a.m.

Dated at Fairborn, Ohio this 26<sup>th</sup> day of July, 2021.

  
\_\_\_\_\_  
David R. Miles, Attorney at Law  
1160 East Dayton-Yellow Springs Road  
Fairborn, OH 45324  
937/878-5266



202100013132 07/28/2021 09:25 AM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$0.00  
ALB OR Vol 2195 Pgs 599 - 603

**APPROVED**  
Clark County Tax Map

JUL 28 2021

☒ Legal Description  
☐ Survey Plat / Loosplit  
☐ Subdivision / Annexation

Transferred  
Sale Price 0

JUL 28 2021  
3/36 BM  
John S. Federer  
Auditor

*Auditor's Deed*  
(FORFEITED LAND SALE)

*KNOW ALL MEN THESE PRESENTS: That whereas, the Real Estate hereinafter described, having become and being delinquent for non-payment of taxes, assessments, penalties, interest and costs, was forfeited; by way of a real estate tax foreclosure proceeding, to the State of Ohio, as will fully appear by the records of the Clark County Court of Common Pleas and of the Auditor of Clark County, Ohio; and*

*WHEREAS, said County Auditor, due to lapse of time and pursuant to O.R.C. 5722.01 et seq. and R.C. 5723.04 has received a duly attested written request from the Clark County Land Reutilization Corporation enabled by S.B. 353 of the 127<sup>th</sup> Ohio General Assembly, and Incorporated by the Clark County Treasurer on or about May 13, 2014, pursuant to Resolution 2014-0311 adopted by the Clark County Commissioners of Ohio, April 23, 2014; and designating the Clark County Land Reutilization Corporation as agent of Clark County under O.R.C. 5722.02 pursuant to Resolution 2014-0387 adopted May 21, 2014 by the Clark County Commissioners; and approved and authorize the execution and delivery of an agreement and plan with the Clark County Land Reutilization Corporation under O.R.C. 5722.02 pursuant to Resolution 2014-0443 adopted June 4, 2014 by the Clark County Commissioners.*

*THEREUPON, on the 28<sup>th</sup> day of July in the Year 2021 the Clark County Land Reutilization Corporation being a duly authorized and existing electing subdivision under O.R.C. 5722.01 et seq. did request, in writing, that the Real Estate hereinafter*

CLARK COUNTY LAND REUTILIZATION CORP  
HOLD

5



202100013132  
BK 2195 PG 600

described be directly conveyed to the Clark County Land Reutilization Corporation, the County Auditor, acting as agent of the State of Ohio, then and there conveyed said Real Estate to the said Clark County Land Reutilization Corporation as prescribed in O.R.C. 5723.04 and as otherwise prescribed by law;

**NOW THEREFORE**, I, John Federer, as County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, in consideration of the premises and agreement of the Clark County Land Reutilization Corporation to receive the Real Estate and to take and hold possession thereof and the additional sum of Forty-Five Dollars, (\$45.00) provided by law, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Clark County Land Reutilization Corporation, its successors and assigns forever, the Real Estate conveyed as aforesaid and situated in the City of Springfield, County of Clark and State of Ohio: {see attached Exhibit A}

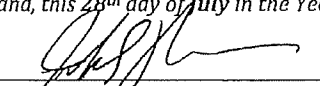
**Prior Title Holder:** William H. & Janele L. Jones

**Permanent Parcel No.** #340 07 00030 212 005

Upon the conveyance hereof, the Auditor shall further deliver to the Clark County Land Reutilization Corporation, a certificate of sale for no consideration other than the cost as provided in O.R.C. 5732.12;

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said, Clark County Land Reutilization Corporation its successors and assigns forever.

EXECUTED BY John Federer, County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, have hereunto set my hand, this 28<sup>th</sup> day of July in the Year 2021.

  
John Federer, County Auditor  
Of Clark County, Ohio  
Acting as Agent of the State of Ohio.





202100013132  
BK 2195 PG 601

*The State of Ohio,  
Clark County, ss.*

*BE IT REMEMBERED, that on this 28<sup>th</sup> day of July in the Year 2021, before me, the subscriber, a Notary Public in and for Said County, personally came the above named John Federer as County Auditor representative of Clark County, Ohio, acting as agent of the State of Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his/her voluntary act and deed, as such County Auditor and agent of the State of Ohio, for the uses and purposes therein mentioned.*

*IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.*

  
Notary Public  
 STACEY W. PICOLO  
Notary Public, State of Ohio  
My Commission Expires:  
August 17, 2025

Document Prepared by: Grantor



202100013132  
BK 2195 PG 602

{Exhibit A}

Situated in the State of Ohio, County of Clark, City of Springfield, and being part of Lot Number 1 of Regan's Plat.

Beginning at the northeast corner of Lot Number 1 of Ragan's Plat said point being on the east line of Section 30; thence with the east line of Lot Number 1 and the east line of Section 30, South 2° 0' West 160.0 feet to a point; thence North 88° 0' West 270.0 feet along the north line of an unnamed street in Ragan's Plat to an iron bar; thence North 2° 0' East 160.0 feet to an iron pipe of the north line of Lot Number 1; thence with the north line of Regan's Plat, South 88° 0' East 270.0 feet to the place of beginning.

The above description is according to a new survey dated January 3, 1969, prepared by George S. Lambert, Jr., Registered Surveyor Number 4429.

Together with the right in common with other owners of property abutting thereon to use the 30 foot street running east and west immediately south of the premises conveyed and the north and south alley shown on said Ragan Plat.

Subject to an easement for ingress and egress as reserved by Mary B. Tossey, widow, 6 feet in width off of the west side of said premises, in deed dated August 6, 1946 and recorded in Volume 380, Page 240 Deed Records of Clark County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES;

Situate in the City of Springfield, in the County of Clark, and the State of Ohio, and being of Lot No. 1 Ragan Plat and further described as follows:

Beginning at a point which bears South 2° 00' West 100.00 feet; thence North 88° 00' West 40.0 feet from the northeast corner of the Ragan Plat; thence South 2° 00' West 60.00 feet with the east right of way of North Belmont Avenue to a point; thence North 88° 00' West 160.00 feet to a point; thence North 2° 00' East 60.00 feet to a point; thence South 88° 00' East 160.00 feet to the place of beginning, containing 0.2204 acres subject to all legal easements and right of way of record.

Being part of the premises conveyed to E & E Holbrook by deed as recorded in Volume 613, Page 323 of the Clark County Deed Records.



202100013132  
BK 2195 PG 603

Prior Deed Reference: Vol. 1418, Page 1410 of the Official Records of Clark County, Ohio.

PARCEL NO. # 340 07 00030 212 005

COMMONLY KNOWN AS: 1785 North Belmont Avenue, Springfield, OH 45503

**APPROVED**  
Clark County Tax Map

JUL 27 2021

☐ Legal Description  
☐ Survey Plat / Lessor  
☐ Subdivision / Amendment

# GENERAL WARRANTY DEED

Instrument Volume Page  
200000000930 OR 1418 1410

Eugene Junior Holbrook and Elinor Holbrook, husband and wife

of Clark County, ~~Ohio~~ Ohio, for valuable consideration paid, GRANT(S),

with general warranty covenants, to

William H. Jones and Janale L. Jones, Husband and Wife  
for their joint lives remainder to the survivor of them.

, whose tax mailing address is:

1783 N. Belmont Avenue  
Springfield, Ohio 45503

the following Real Property: Situated in the County of Clark in the State of

Ohio and in the City of Springfield

See Schedule A attached hereto and by this reference made a part hereof.

TRANSFERRED  
SALE PRICE \$44,000  
JAN 13 2000  
20147  
GEORGE A. SODDERS  
AUDITOR

200000000930  
Filed for Record in  
CLARK COUNTY, OH  
NANCY PENCE  
On 01-12-2000 At 12:12 pm.  
WARRANTY 14.00  
OR Volume 1418 Page 1410 - 1411

Prior Instrument Vol. Page Official Deed Records Clark  
County, Ohio. Elinor Holbrook wife (MISSING) of the  
Grantor releases all rights of dower therein. Witness their hand(s) this 30th day of  
December, 1999.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Sharon K. Mitchell  
(witness) Sharon K. Mitchell

Eugene Junior Holbrook  
Eugene Junior Holbrook (grantor)

TEOD D. KIST  
(witness) TEOD D. KIST

Elinor Holbrook  
Elinor Holbrook (grantor)

STATE OF OHIO

COUNTY OF Clark

ss.

Be it Remembered, that on this 30th day of December, 1999, before me, the Subscriber, a notary in and for said County, personally came, the GRANTOR(S)

Eugene Junior Holbrook and Elinor Holbrook

who acknowledged the signing of this DEED and that the signing was their voluntary act and deed for the uses and purposes therein mentioned.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on this day and

year aforesaid. Sharon K. Mitchell SHARON K. MITCHELL  
NOTARY PUBLIC-STATE OF OHIO  
MY COMMISSION EXPIRES  
MARCH 13, 2001

This Instrument prepared by: Thomas H. Mongan

notary public information

Schedule A

SITUATE IN THE STATE OF OHIO, COUNTY OF CLARK, CITY OF SPRINGFIELD, AND BEING PART OF LOT NUMBER 1 OF REGAN'S PLAT; BEGINNING AT THE NORTHEAST CORNER OF LOT NUMBER 1 OF RAGAN'S PLAT SAID POINT BEING ON THE EAST LINE OF SECTION 30; THENCE WITH THE EAST LINE OF LOT NUMBER 1 AND THE EAST LINE OF SECTION 30, SOUTH 2° 0' WEST 160.0 FEET TO A POINT, THENCE NORTH 88° 0' WEST 270.0 FEET ALONG THE NORTH LINE OF AN UNNAMED STREET IN RAGAN'S PLAT TO AN IRON BAR; THENCE NORTH 2° 0' EAST 160.0 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT NUMBER 1; THENCE WITH THE NORTH LINE OF RAGAN'S PLAT SOUTH 88° 0' EAST 270.0 FEET TO THE PLACE OF BEGINNING.  
THE ABOVE DESCRIPTION IS ACCORDING TO A NEW SURVEY DATED JANUARY 3, 1969, PREPARED BY GEORGE S. LAMBERT, JR. REGISTERED SURVEYOR NUMBER 4229.  
TOGETHER WITH THE RIGHT IN COMMON WITH OTHER OWNERS OF PROPERTY ABUTTING THEREON TO USE THE 30 FOOT STREET RUNNING EAST AND WEST IMMEDIATELY SOUTH OF THE PREMISES CONVEYED AND THE NORTH AND SOUTH ALLEY SHOWN ON SAID RAGEN PLAT.  
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RESERVED BY MARY B. TOSSEY, WIDOW, 6 FEET IN WIDTH OFF OF THE WEST SIDE OF SAID PREMISES, IN DEED DATED AUGUST 6, 1946 AND RECORDED IN VOLUME 380 PAGE 240 DEED RECORDS OF CLARK COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

SITUATE IN THE CITY OF SPRINGFIELD, IN THE COUNTY OF CLARK, AND THE STATE OF OHIO, AND BEING PART OF LOT NO. 1 RAGAN PLAT AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2° 00' WEST 100.00 FEET THENCE NORTH 88° 00' WEST 40.0 FROM THE NORTHEAST CORNER OF THE RAGEN PLAT; THENCE SOUTH 2° 00' WEST 60.00 FEET WITH THE EAST RIGHT OF WAY OF NORTH BELMONT AVENUE TO A POINT; THENCE NORTH 88° 00' WEST 160.00 FEET TO A POINT; THENCE NORTH 2° 00' EAST 60.00 FEET TO A POINT; THENCE SOUTH 88° 00' EAST 160.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.2204 ACRES SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY OF RECORDS.  
BEING PART OF THE PREMISES CONVEYED TO E&E HOLBROOK BY DEED AS RECORDED IN VOLUME 613 PAGE 323 OF THE CLARK COUNTY DEED RECORDS.

APPROVED  
CLARK COUNTY LIS CENTER

*WMS*  
JAN 12 2000

☒ LEGAL DESCRIPTION  
☐ SURVEY PLAT/LOT & PLT  
☐ SUBDIVISION/ANNEXATION

340-07-60030-212-005



APPROVED  
Clark County Tax Map  
JAN 04 2019  
Legal Description  
Survey Plat / Lot Split  
Subdivision / Annexation

TRANSFER  
NOT NECESSARY

JAN - 4 2019

JOHN S. FEDERER  
AUDITOR

201900000165 01/04/2019 02:55 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$52.00  
EASE OR Vol 2152 Pgs 5536 - 5540

IN THE COMMON PLEAS COURT OF CLARK COUNTY, OHIO,  
PROBATE DIVISION

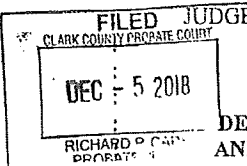
THE CITY OF SPRINGFIELD, OHIO

Plaintiff

-VS-

JANALE L. JONES, *Et Al.*

Defendants



CASE NO. 20184011 A  
JUDGE: RICHARD P. CAREY

ENTRY  
DECLARING VALUE  
AND VESTING TITLE

On motion of Plaintiff and defendants Stephen T. Metzger, Clark County Treasurer and John S. Federer, Clark County Auditor, pursuant to Section 163.09(A) of the Ohio Revised Code, all parties having been served with summons and with the Petition for Appropriation by certified mail or by first class mail, all according to law, and no answers having been filed by any of the defendants; except for defendants Stephen T. Metzger, Clark County Treasurer and John S. Federer, Clark County Auditor who did file answers; it is hereby ORDERED, that the value of the temporary easement interest (being Parcel 45-T described herein) in the property appropriated in this proceeding, along with all compensable damages, is Three Hundred Dollars (\$300.00).

It is further ORDERED that the temporary easement interest as set forth in Exhibit A, Parcel 45-T, attached here to and incorporated into this Entry, is declared vested in

PROBATE COURT  
HOLD



201900000165  
BK 2152 PG 5537

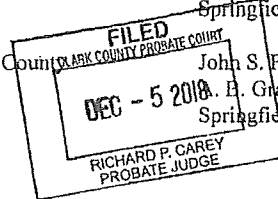
Plaintiff, free and clear of all claims of the owners of the property and other persons having an interest therein, as hereinafter stated, and that the Plaintiff is entitled to immediate possession of the said interest in real property.

The owners and others having, claiming, or appearing to have an interest in the property appropriated are as follows:

Janale L. Jones  
1604 Irwin Ave.  
Springfield, Oh 45505

William H. Jones  
1604 Irwin Ave.  
Springfield, Oh 45505

Stephen T. Metzger, Clark County  
Treasurer  
A. B. Graham Building  
Springfield, Ohio 45502



John S. Federer, Clark County Auditor  
A. B. Graham Building  
Springfield, Ohio 45502

The purpose of this appropriation as provided with the appropriation petition is for the public use and purpose of making and repairing roads which shall be open to the public, without charge, to wit, for the purpose of performing the work necessary to complete the Belmont Avenue pavement reconstruction and resurfacing, curb and walk replacement and drainage improvement project construction. The owners possess a right of repurchase pursuant to R.C. §163.211 if the Plaintiff decides not to use the property for the above-stated purpose and the owner provides timely notice of a desire to repurchase.

It is further ORDERED that the costs of this action are to be taxed to Plaintiff, and that a record shall be made of these proceedings according to law.

It is further ORDERED that a certified copy of this Entry be submitted to the County Auditor, by the Clerk for the purpose of making the proper motions relative to transfer of title and changes of tax valuation and liability therefore, if any; that the County Auditor transmit the same to the County Recorder for recording in the Deed Records of



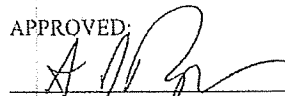
201900000165  
BK 2152 PG 5538

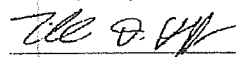
this County.

The Court finds that Three Hundred Dollars (\$300.00) has been deposited with the Clerk of Probate Court by Plaintiff, and it is ORDERED that of such sum, Three Hundred Dollars (\$300.00) shall be distributed to Stephen T. Metzger, Clark County Treasurer to be applied against the real property taxes in arrears on parcel No. 340-07-00030-212-005.

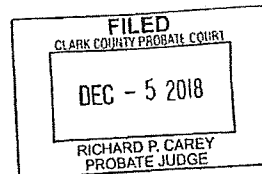
  
JUDGE RICHARD P. CAREY

APPROVED:

  
ANDREW J. BURKHOLDER (0015774)  
76 East High Street  
Springfield, Ohio 45502  
Telephone: (937) 324-7351  
Attorney for Plaintiff  
The City of Springfield, Ohio

  
WILLIAM D. HOFFMAN (0047109)  
Asst. County Prosecutor  
50 East Columbia Street  
Springfield, Ohio 45502  
Attorney for Defendants,  
Stephen T. Metzger, Clark County Treasurer  
John S. Federer, Clark County Auditor

*December 5, 2018. Certified a true copy of original. Entry Deemed Value and Verdict Little*  
Filed *December 5, 2018.*  
RICHARD P. CAREY, JUDGE  
Probate Division, Court of Common Pleas  
Clark County, Ohio  
By *William D. Hoffman* Deputy Clerk  
Some information may be redacted



201900000165  
BK 2152 PG 5539

**EXHIBIT A**

LPA RX 887 T

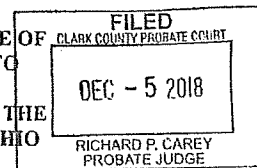
Page 1 of 2

Rev. 07/09

Ver. Date 11/06/17

PID 94814

PARCEL 45-T  
CLA-BELMONT AVENUE PHASE 2  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO



[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Clark, City of Springfield, being part of Section 30, Township 5, Range 9 of Between the Miami Rivers Survey and being part of a 0.77 acre parcel of land conveyed to William H. Jones and Janale L. Jones by Deed Volume 1418, Page 1410 as recorded in the Clark County Recorder's Office and being more described as follows:

Beginning at a point at the intersection of the westerly existing right of way line of North Belmont Avenue (CR-502 R/W Varics) and the grantor's southerly line and being 20.00 feet left of Station 118+26.52 North Belmont Avenue;

Thence North 84°31'27" West, a distance of 10.00 feet leaving said westerly existing right of way line and along said southerly line to a point 30.00 feet left of Station 118+26.52 North Belmont Avenue;

Thence North 05°28'33" East, a distance of 100.53 feet leaving said southerly line and across the grantor's property to a point on the grantor's northerly line being 30.00 feet left of Station 119+27.05 North Belmont Avenue;

Thence South 84°31'27" East, a distance of 10.00 feet along said northerly line to a point at the intersection of said northerly line and said westerly existing right of way line being 20.00 feet left of Station 119+27.05 North Belmont Avenue;

Thence South 05°28'33" West, a distance of 100.53 feet along said westerly existing right of way line to the True Point of Beginning, and containing 0.023 acres, more or less, of which 0.000 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.023, more or less, are located within Auditor's Parcel No. 3400700030212005.



201900000165  
BK 2152 PG 5540

EXHIBIT A

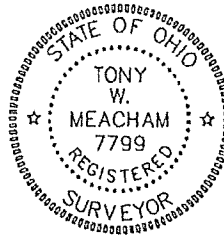
LPA RX 887 T

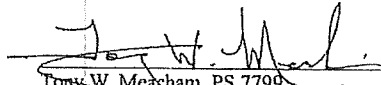
Page 2 of 2

Rev. 07/09

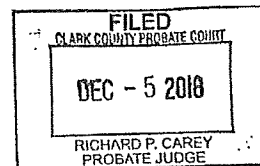
The basis of bearing for this description is based on project (ground level) coordinates values are relative to State Plane Coordinates Ohio South Zone NAD 83 (Epoch 2010.00) by a Combined Scale Factor (CSF) = 1.000057417 and is based on a mean project latitude of 39° 56' 45.83542" North and an elevation of 973.157 feet. Coordinate values are from actual GPS survey made in 2016 by Korda/Nemeth Engineering, Inc. To obtain grid coordinates divide the project distance by the CSF.

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.



  
Tony W. Meacham, PS 7799  
Korda/Nemeth Engineering, Inc.

11/21/17  
Date



**CERTIFICATE OF TITLE**

Certified To:  
Clark County Land Reutilization Corporation  
its successors and/or assigns  
3130 East Main Street, Suite 1A  
Springfield, Ohio 45505

**ITEM I:**

We find Fee Simple to the hereinafter described real estate to be vested in: 1) Eugene J. Holbrook and Elinor Holbrook, Husband and Wife by virtue of a General Warranty Deed WROS dated 12/01/2000 and filed for record 04/20/2001 in Vol. 1467, Page 747 of the Official Records; and 2) Elinor Holbrook by virtue of a General Warranty Deed dated 07/31/1979 and filed for record 08/01/1979 in Vol. 756, Page 392 of the Deed Records, both filed in Clark County, Ohio.

Said Real Estate is more fully described as follows:

Situated in the City of Springfield, in the County of Clark, and the State of Ohio, and being part of Lot #1 – Ragan Plat, and being further described as follows:

Beginning at a point which bears S 2° 00' W. 100.0'; thence N. 88° 00' W. 40.0' from the northeast corner of the Ragan Plat;

Thence S. 2° 00' W. 60.00' with the east right-of-way of North Belmont Avenue to a point;

Thence N. 88° 00' W. 160.00' to a point;

Thence N. 2° 00' E. 60.00' to a point;

Thence S. 88° 00' E. 160.00' to the place of beginning, containing 0.2204 acres subject to all legal easements and rights of way of record.

Being part of the premises conveyed to E&E Holbrook by deed as recorded in Volume 613, Page 323 of the Clark County Deed Records.

Together with the right in common with the other owners of property abutting thereon to use the 30 foot street running east and west immediately south of the premises conveyed and the north and south alley shown on said Ragan Plat.

Subject to an easement for ingress and egress as reserved by Mary B. Tossey, widow, 6 feet in width off the west side of said premises, in deed dated August 6, 1946 and recorded in Volume 380, Page 240, Deed Records of Clark County, Ohio.

The above description is a new survey dated July 26, 1979 and prepared by G. S. Lambert, Jr., Registered Surveyor No. 4229.

PARCEL I.D. 340-07-00030-212-006

More commonly known: 1783 North Belmont Avenue, Springfield, Ohio 45503

**ITEM II:**

We find liens, claims, objections and defects affecting the title to the above described real estate including open mortgages, leases, pending suits, judgments, certificates of judgment, executions, restrictions, building set back lines, easements and rights-of-way to be as follows, to-wit:

1. No open mortgages found during period of search.
2. Tax foreclosure styled Clark County Treasurer vs. Eugene J. Holbrook, et al, Case No. 19IR001, filed 03/08/2019 in the Common Pleas Court of Clark County, Ohio. Case appears regular.
3. Entry Declaring Value and Vesting Title styled City of Springfield, Ohio vs. Eugene J. Holbrook, et al, Case No. 20184014A, dated 01/03/2019 and filed for record 01/10/2019 in Vol. 2153, Page 570 of the Official Records of Clark County, Ohio.
4. Property forfeited to the State of Ohio on 01/12/2021.

**ITEM III:**

**TAXES AND ASSESSMENTS**

Permanent Parcel Number 340-07-00030-212-006

Land	\$	1,540.00
Building	\$	0.00
Total	\$	1,540.00

Dec. 2020	\$	42.40	UNPAID
June 2021	\$	42.40	UNPAID
Delinquent	\$	18,399.55	

Assessments: NONE

**ITEM IV:**

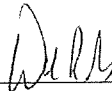
This examination is certified for a period of forty-two (42) years to the date of these presents. Liens, claims and defects, if any, prior to that date are not covered by this examination.

This examination does not cover (a) matters not of record; (b) rights of persons in possession; (c) questions which a correct survey or inspection of the premises would disclose; (d) rights to file mechanics liens; (e) special taxes and assessments not set on the County Auditor's and Treasurer's records; (f) zoning and other governmental regulations; (g) financing statements, security agreements and other chattel liens; or (h) matters filed in Federal Courts.

I agree to indemnify you and your successors in interest in the mortgage opined hereto, to the full extent of any loss attributable to a breach of my duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

This examination is certified as of July 15, 2021 at 7:59 a.m.

Dated at Fairborn, Ohio this 26<sup>th</sup> day of July, 2021.



---

David R. Miles, Attorney at Law  
1160 East Dayton-Yellow Springs Road  
Fairborn, OH 45324  
937/878-5266





202100013134 07/28/2021 09:25 AM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$0.00  
ALB OR Vol 2195 Pgs 608 - 611

**APPROVED**  
Clark County Tax Map

JUL 28 2021

☒ Legal Description  
☐ Survey Plat / Lotsplit  
☐ Subdivision / Annexation

Transferred  
Sale Price \$

JUL 28 2021  
3138 BM  
John S. Federer  
Auditor

*Auditor's Deed*

(FORFEITED LAND SALE)

*KNOW ALL MEN THESE PRESENTS: That whereas, the Real Estate hereinafter described, having become and being delinquent for non-payment of taxes, assessments, penalties, interest and costs, was forfeited; by way of a real estate tax foreclosure proceeding, to the State of Ohio, as will fully appear by the records of the Clark County Court of Common Pleas and of the Auditor of Clark County, Ohio; and*

*WHEREAS, said County Auditor, due to lapse of time and pursuant to O.R.C. 5722.01 et seq. and R.C. 5723.04 has received a duly attested written request from the Clark County Land Reutilization Corporation enabled by S.B. 353 of the 127<sup>th</sup> Ohio General Assembly, and Incorporated by the Clark County Treasurer on or about May 13, 2014, pursuant to Resolution 2014-0311 adopted by the Clark County Commissioners of Ohio, April 23, 2014; and designating the Clark County Land Reutilization Corporation as agent of Clark County under O.R.C. 5722.02 pursuant to Resolution 2014-0387 adopted May 21, 2014 by the Clark County Commissioners; and approved and authorize the execution and delivery of an agreement and plan with the Clark County Land Reutilization Corporation under O.R.C. 5722.02 pursuant to Resolution 2014-0443 adopted June 4, 2014 by the Clark County Commissioners.*

*THEREUPON, on the 28<sup>th</sup> day of July in the Year 2021 the Clark County Land Reutilization Corporation being a duly authorized and existing electing subdivision under O.R.C. 5722.01 et seq. did request, in writing, that the Real Estate hereinafter*

CLARK COUNTY LAND REUTILIZATION CORP  
HOLD

5



202100013134  
BK 2195 PG 609

described be directly conveyed to the Clark County Land Reutilization Corporation, the County Auditor, acting as agent of the State of Ohio, then and there conveyed said Real Estate to the said Clark County Land Reutilization Corporation as prescribed in O.R.C. 5723.04 and as otherwise prescribed by law;

**NOW THEREFORE**, I, John Federer, as County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, in consideration of the premises and agreement of the Clark County Land Reutilization Corporation to receive the Real Estate and to take and hold possession thereof and the additional sum of Forty-Five Dollars, (\$45.00) provided by law, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Clark County Land Reutilization Corporation, its successors and assigns forever, the Real Estate conveyed as aforesaid and situated in the City of Springfield, County of Clark and State of Ohio: {see attached Exhibit A}

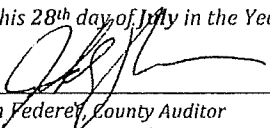
**Prior Title Holder:** Eugene J. & Elinor Holbrook

**Permanent Parcel No.** #340 07 00030 212 006

Upon the conveyance hereof, the Auditor shall further deliver to the Clark County Land Reutilization Corporation, a certificate of sale for no consideration other than the cost as provided in O.R.C. 5732.12;

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said, Clark County Land Reutilization Corporation its successors and assigns forever.

EXECUTED BY John Federer, County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, have hereunto set my hand, this 28<sup>th</sup> day of July in the Year 2021.

  
\_\_\_\_\_  
John Federer, County Auditor  
Of Clark County, Ohio  
Acting as Agent of the State of Ohio.

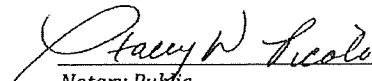


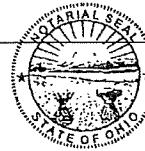
202100013134  
BK 2195 PG 610

*The State of Ohio,  
Clark County, ss.*

*BE IT REMEMBERED, that on this 28<sup>th</sup> day of July in the Year 2021, before me, the subscriber, a Notary Public in and for Said County, personally came the above named John Federer as County Auditor representative of Clark County, Ohio, acting as agent of the State of Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his/her voluntary act and deed, as such County Auditor and agent of the State of Ohio, for the uses and purposes therein mentioned.*

*IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.*

  
Notary Public



STACEY W. PICCOLO  
Notary Public, State of Ohio  
My Commission Expires:  
August 17, 2025

Document Prepared by: Grantor



202100013134  
BK 2195 PG 611

{Exhibit A}

Situated in the City of Springfield, in the County of Clark, and the State of Ohio, and being part of Lot # 1 – Ragan Plat, and being further described as follows:

Beginning at a point which bears S 2° 00' W. 100.0'; thence N. 88° 00' W. 40.0' from the northeast corner of the Ragan Plat;

Thence S. 2° 00' W. 60.00' with the east right-of-way of North Belmont Avenue to a point;

Thence N. 88° 00' W. 160.00' to a point;

Thence N. 2° 00' E. 60.00' to a point;

Thence S. 88° 00' E. 160.00' to the place of beginning, containing 0.2204 acres subject to all legal easements and rights of way of record.

Being part of the premises conveyed to E&E Holbrook by deed as recorded in Volume 613, Page 323 of the Clark County Deed Records.

Together with the right in common with the other owners of property abutting thereon to use the 30 foot street running east and west immediately south of the premises conveyed and the north and south alley shown on said Ragan Plat.

Subject to an easement for ingress and egress as reserved by Mary B. Tossey, widow, 6 feet in width off the west side of said premises, in deed dated August 6, 1946 and recorded in Volume 380, Page 240, Deed Records of Clark County, Ohio.

The above description is a new survey dated July 26, 1979 and prepared by G.S. Lambert, Jr., Registered Surveyor No. 4229.

Prior Deed References: Vol. 1467, Page 747 and Vol. 756, Page 392 of the Deed Records, both filed in Clark County, Ohio.

PARCEL NO. # 340 07 00030 212 006

COMMONLY KNOWN AS: 1783 North Belmont Avenue, Springfield, OH 45503

**APPROVED**  
Clark County Tax Map

JUL 27 2021

☐ Legal Description  
☐ Survey Plat / Locality  
☐ Subdivision / Annexation

DNRM012333

Warranty Deed - Ohio  
Statutory Form

Instrument Volume Page  
200100009411 OR 1467 747

**Know all Men by these Presents**

That Elinor Holbrook, married of Clark County, State of Ohio, for valuable consideration paid, grant(s) with general warranty covenants to Eugene J. Holbrook and Elinor Holbrook, husband and wife, for their joint lives remainder to the survivor of them, whose tax mailing address is: 1785 North Belmont Avenue, Springfield, OH 45503, the following real property:

Situated in the City of Springfield, in the County of Clark, and the State of Ohio, and being part of Lot #1 - Ragan Plat & being further described as follows:  
Beginning at a point which bears S. 2° 00' W. 100.0' Thence N. 88° 00' W. 40.0' from the Northeast corner of the Ragan Plat;  
Thence S. 2° 00' W. 60.00' with the East right-of-way of North Belmont Avenue to a point;  
Thence N. 88° 00' W. 160.00' to a point;  
Thence N. 2° 00' E. 60.00' to a point;  
Thence S. 88° 00' E. 160.00' to the place of beginning containing 0.2204 acres subject to all legal easements and rights of way of record.  
Being part of the premises conveyed to E & E HOLBROOK by deed as recorded in Volume 613, Page 323 of the Clark County Deed Records.

Together with the right in common with the other owners of property abutting thereon to use the 30 foot street running east and west immediately south of the premises conveyed and the north and south alley shown on said Ragan Plat.

Subject to an easement for ingress and egress as reserved by Mary B. Tosssey, widow, 6 feet in width off the west side of said premises, in Deed dated August 6, 1946 and recorded in Volume 380, Page 240, Deed Records of Clark County, Ohio

The above description is a new survey dated July 26, 1979 and prepared by G. S. Lambert, Jr., Registered Surveyor No. 4229.

Parcel No. 340-7-30-212-5  
Also Known As: 1785 North Belmont Avenue, Springfield, Ohio 45503



Prior Instrument Reference: Volume 756 Page 392

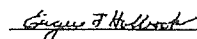
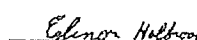
Eugene J. Holbrook, husband of the grantor, signing solely to release dower right

Witness their hands this 1st day of December, 2000.

Signed and acknowledged in the presence of

200100009411  
Filed for Record in  
CLARK COUNTY, OH  
NANCY PENCE  
04-20-2001 08:26 am  
WARRANTY 14.00  
OR Volume 1467 Page 747 - 747

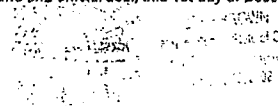
  
Mark Hanna  
  
Jeff Brown  
State of Ohio )  
Clark County)


  
Eugene J. Holbrook  
  
Elinor Holbrook

Before me, a Notary Public in and for said County and State, personally appeared the above named Eugene J. Holbrook and Elinor Holbrook, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

hand and official seal, this 1st day of December, 2000.

In Testimony Whereof, I have hereunto set my





This Instrument Was Prepared by Margaret Hayes, Attorney at Law

APPROVED  
CLARK COUNTY LIS CENTER

TRANSFERRED  
SALE PRICE 110.00  
NANCY PENCE  
APR 20 2001

APR 20 2001  
☒ LEGAL DESCRIPTION  
☐ SURVEY PLAT/LOT SPLIT  
☐ SUBDIVISION ANNEXATION

GEORGE A. SODDERS  
AUDITOR

340-07-00030-212-006



397057

# Know all Men by these Presents

That EUGENE JUNIOR HOLBROOK, married

of Clark County, Ohio,  
in consideration of LOVE and AFFECTION

to him in hand paid by ELINOR HOLBROOK, Wife of Grantor  
whose address is 1783 N. Belmont Ave., Springfield, Ohio 45503  
does hereby Grant, Bargain, Sell and Convey  
to the said ELINOR HOLBROOK, Wife of Grantor

her heirs and  
assigns forever, the following described Real Estate, situate in the City  
of Springfield in the County of Clark  
and the State of Ohio, and being part of Lot #1 - Ragan Plat & being  
further described as follows:

Beginning at a point which bears S 2° 00' W 100.0'  
Thence N. 88° 00' W 40.0' from the Northeast corner  
of the Ragan Plat;

Thence S. 2° 00' W. 60.00' with the East right-of-way  
of North Belmont Avenue to a point;

Thence N. 88° 00' W. 160.00' to a point;

Thence N. 2° 00' E. 60.00' to a point;

Thence S. 88° 00' E. 160.00' to the place of beginning  
containing 0.2204 acres subject to all legal easements  
and rights of way of record.

Being part of the premises conveyed to E & E HOLBROOK by deed  
as recorded in Volume 613, Page 323 of the Clark County Deed  
Records.

Together with the right in common with the other owners of property  
abutting thereon to use the 30 foot street running east and west  
immediately south of the premises conveyed and the north and south  
alley shown on said Ragan Plat.

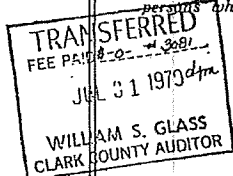
Subject to an easement for ingress and egress as reserved by Mary  
B. Tossey, widow, 6 feet in width off the west side of said premises  
in Deed dated August 6, 1946 and recorded in Volume 380, Page 240,  
Deed Records of Clark County, Ohio.

The above description is a new survey dated July 26, 1979 and  
prepared by G. S. Lambert, Jr., Registered Surveyor No. 4229.

Last Transfer: Deed Record Volume 613 . Page 323, Deed Records of Clark  
County, Ohio.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;  
To have and to hold the same, with all the privileges and appurtenances thereunto belonging,  
to said grantee, Her heirs and assigns forever.  
And the said EUGENE JUNIOR HOLBROOK

does hereby Covenant and Warrant that the title so conveyed is Clear, Free and  
Unincumbered, and that he will Defend the same against all lawful claims of all  
persons whomsoever.



APPROVED BY THE CITY PLANNING BOARD  
OF THE CITY OF SPRINGFIELD, OHIO  
NO PLAT REQUIRED

This approval is not valid unless this instrument  
is recorded on or before OCTOBER 28, 1979

Dated July 31, 1979  
Planning Director, City Planning Board  
5-77-38

In Witness Whereof, the said EUGENE JUNIOR HOLBROOK, married

hereunto set his hand, this 31st day of July, in the year A. D. nineteen hundred and seventy-nine  
Signed and acknowledged in presence of us:  
Kathy Porter  
Eugene Junior Holbrook  
EUGENE JUNIOR HOLBROOK, married

State of Ohio, Clark County, ss.  
On this 31st day of July, A. D. 1979, before me, a Notary Public in and for said County, personally came EUGENE JUNIOR HOLBROOK

acknowledged the signing thereof to be his the grantor in the foregoing deed, and his voluntary act and deed.  
Witness my official signature and seal on the day last above mentioned.



TRANSFERRED 7-31-79  
RECEIVED 7-31-79  
TIME 2:04 P. M.  
RECORDED 8-1-79  
FEE 5.00  
MIRIAM YEAZELL  
Clark County Recorder

NOTARY PUBLIC-STATE OF OHIO

State of \_\_\_\_\_ County, ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_, before me, a  
in and for said County, personally came \_\_\_\_\_

acknowledged the signing thereof to be \_\_\_\_\_ the grantor in the foregoing deed, and his voluntary act and deed.  
Witness my official signature and seal on the day last above mentioned.

This instrument prepared by Elbert G. Smith, Attorney at Law

392087  
Warranty Deed

EUGENE JUNIOR HOLBROOK, married

TO  
ELINOR HOLBROOK  
1783 N. Belmont Ave.  
Springfield, Ohio 45503

Transferred to \_\_\_\_\_ 19 \_\_\_\_\_  
COUNTY AUDITOR

COUNTY AUDITOR

FILED

RECORDED'S OFFICE  
Clark County, State of Ohio

RECEIVED \_\_\_\_\_  
RECORDED \_\_\_\_\_  
In Vol \_\_\_\_\_ of \_\_\_\_\_  
Page \_\_\_\_\_

Miriam Yeazell

Fee 5.00 COUNTY RECORDER

SMITH AND TOY  
ATTORNEYS AT LAW  
THE LAWYERS BUILDING  
200 NORTH FOUNTAIN AVENUE  
SPRINGFIELD, OHIO 45504

APPROVED  
Clark County Tax Map

TRANSFER  
NOT NECESSARY

JAN 10 2019

JAN 10 2019

JOHN S. FEDERER  
AUDITOR



201900000377 01/10/2019 02:20 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$60.00  
EASE OR Vol 2153 Pgs 570 - 575

☒ Legal Description  
☐ Survey Plat / Lotsplit  
☐ Subdivision / Annotation

IN THE COMMON PLEAS COURT OF CLARK COUNTY, OHIO,  
PROBATE DIVISION

THE CITY OF SPRINGFIELD, OHIO :

Plaintiff

FILED  
CLARK COUNTY PROBATE COURT

CASE NO. 20184014 A

JUDGE: RICHARD P. CAREY

-VS-

JAN - 3 - 2019

EUGENE J. HOLBROOK, ET AL.

RICHARD P. CAREY  
PROBATE JUDGE

ENTRY  
DECLARING VALUE  
AND VESTING TITLE

Defendants :

On motion of Plaintiff and defendants Stephen T. Metzger, Clark County Treasurer and John S. Federer, Clark County Auditor, pursuant to Section 163.09(A) of the Ohio Revised Code, all parties having been served with summons and with the Petition for Appropriation by certified mail, regular first class mail or by publication, all according to law, and no answers having been filed by any of the defendants; except for defendants Stephen T. Metzger, Clark County Treasurer and John S. Federer, Clark County Auditor who did file answers; it is hereby ORDERED, that the value of the temporary easement interest (being Parcel 44-T described herein) in the property appropriated in this proceeding, along with all compensable damages, is Two Thousand Three Hundred Sixty Five Dollars (\$2,365.00).

PROBATE COURT  
HOLD





201900000377  
BK 2153 PG 571

It is further ORDERED that the temporary easement interest as set forth in Exhibit A, Parcel 44-T, attached here to and incorporated into this Entry, is declared vested in Plaintiff, free and clear of all claims of the owners of the property and other persons having an interest therein, as hereinafter stated, and that the Plaintiff is entitled to immediate possession of the said interest in real property.

The owners and others having, claiming, or appearing to have an interest in the property appropriated are as follows:

Eugene J. Holbrook, deceased, and the spouse, administrators, executors, devisees, heirs at law and next of kin of Eugene J. Holbrook, and Eugene J. Holbrook's successors in interest and assigns, who are unknown to the plaintiff, all of whose residences are unknown

Elinor Holbrook, deceased, and the spouse, administrators, executors, devisees, heirs at law and next of kin of Elinor Holbrook, and Elinor Holbrook's successors in interest and assigns, who are unknown to the plaintiff, all of whose residences are unknown

David Holbrook  
119 Maplewood Lane  
Urbana, OH 43078

James Holbrook  
21 Grand Valley Drive  
Enon, OH 45323

Lola Holbrook  
1516 Sheridan Ave.  
Springfield, OH 45505

Troy Holbrook  
4928 Brannan Dr. W.  
Springfield, OH 45502

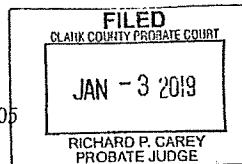
Kelsey Holbrook  
1516 Sheridan Ave.  
Springfield, OH 45505

Annette Ewers  
2201 N. Hadley  
Springfield, OH 45505

Diane Williams  
1120 Oak St.  
Springfield, OH 45503

Janale Jones  
1783 N. Belmont Ave.  
Springfield, OH 45503

Linda Bush  
1406 Roslyn Ave.  
Bradenton, FL 34207





201900000377  
BK 2153 PG 572

Stephen T. Metzger, Clark County  
Treasurer  
A. B. Graham Building  
Springfield, Ohio 45502

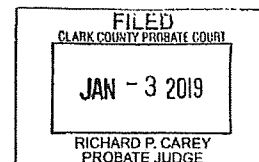
John S. Federer, Clark County Auditor  
A. B. Graham Building  
Springfield, Ohio 45502

The purpose of this appropriation as provided with the appropriation petition is for the public use and purpose of making and repairing roads which shall be open to the public, without charge, to wit, for the purpose of performing the work necessary to complete the Belmont Avenue pavement reconstruction and resurfacing, curb and walk replacement and drainage improvement project construction. The owners possess a right of repurchase pursuant to R.C. §163.211 if the Plaintiff decides not to use the property for the above-stated purpose and the owner provides timely notice of a desire to repurchase.

It is further ORDERED that the costs of this action are to be taxed to Plaintiff, and that a record shall be made of these proceedings according to law.

It is further ORDERED that a certified copy of this Entry be submitted to the County Auditor, by the Clerk for the purpose of making the proper motions relative to transfer of title and changes of tax valuation and liability therefore, if any; that the County Auditor transmit the same to the County Recorder for recording in the Deed Records of this County.

The Court finds that Two Thousand Three Hundred Sixty Five Dollars (\$2,365.00) has been deposited with the Clerk of Probate Court by Plaintiff, and it is ORDERED that of such sum, Two Thousand Three Hundred Sixty Five Dollars






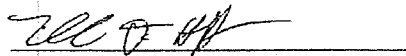
201900000377  
BK 2153 PG 573

(\$2,365.00) shall be distributed to Stephen T. Metzger, Clark County Treasurer to be applied against the real property taxes in arrears on parcel No. 340-07-00030-212-006.

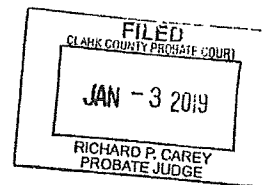
  
JUDGE RICHARD P. CAREY

APPROVED:

  
ANDREW W. BURKHOLDER (0015774)  
76 East High Street  
Springfield, Ohio 45502  
Telephone: (937) 324-7351  
Attorney for Plaintiff  
The City of Springfield, Ohio

  
WILLIAM D. HOFFMAN (0047109)  
Asst. County Prosecutor  
50 East Columbia Street  
Springfield, Ohio 45502  
Attorney for Defendants,  
Stephen T. Metzger, Clark County Treasurer  
John S. Federer, Clark County Auditor

January 3, 2019 Certified a  
true copy of original. *County, declaring*  
*Value of Property*  
Filed *January 30, 2019*  
RICHARD P. CAREY, JUDGE  
Probate Division, Court of Common Pleas  
Clark County, Ohio  
By *Kathy [illegible]* Deputy Clerk  
Some information may be redacted





201900000377  
BK 2153 PG 574

**EXHIBIT A**

LPA RX 887 T

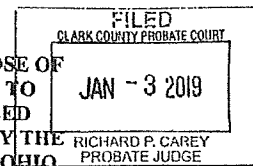
Page 1 of 2

Rev. 07/09

Ver. Date 11/06/17

PID 94814

**'PARCEL 44-T  
CLA-BELMONT AVENUE PHASE 2  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT DRIVE; GRADE AND SEED  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO**



[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Clark, City of Springfield, being part of Section 30, Township 5, Range 9 of Between the Miami Rivers Survey and being part of a 0.22 acre parcel of land conveyed to Eugene J. Holbrook and Elinor Holbrook by Official Record 1467, Page 747 as recorded in the Clark County Recorder's Office and being more described as follows:

**Beginning** at a point at the intersection of the westerly existing right of way line of North Belmont Avenue (CR-502 R/W Varies) and the grantor's southerly line and being 20.00 feet left of Station 117+66.52 North Belmont Avenue;

**Thence North 84°31'27" West**, a distance of 20.00 feet leaving said westerly existing right of way line and along said southerly line to a point 40.00 feet left of Station 117+66.52 North Belmont Avenue;

**Thence North 05°28'33" East**, a distance of 60.00 feet leaving said southerly line and across the grantor's property to a point on the grantor's northerly line being 40.00 feet left of Station 118+26.52 North Belmont Avenue;

**Thence South 84°31'27" East**, a distance of 20.00 feet along said northerly line to a point at the intersection of said northerly line and said westerly existing right of way line being 20.00 feet left of Station 118+26.52 North Belmont Avenue;

**Thence South 05°28'33" West**, a distance of 60.00 feet along said westerly existing right of way line to the **True Point of Beginning**, and containing 0.028 acres, more or less, of which 0.000 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.028, more or less, are located within Auditor's Parcel No. 3400700030212006.



201900000377  
BK 2153 PG 575

**EXHIBIT A**

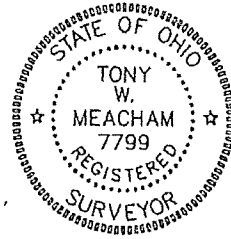
LPA RX 887 T

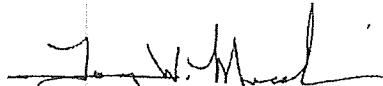
Page 2 of 2

Rev. 07/09

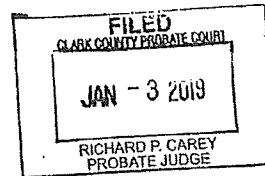
The basis of bearing for this description is based on project (ground level) coordinates values are relative to State Plane Coordinates Ohio South Zone NAD 83 (Epoch 2010.00) by a Combined Scale Factor (CSF) = 1.000057417 and is based on a mean project latitude of 39° 56' 45.83542" North and an elevation of 973.157 feet. Coordinate values are from actual GPS survey made in 2016 by Korda/Nemeth Engineering, Inc. To obtain grid coordinates divide the project distance by the CSF.

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.



  
Tony W. Meacham, PS 7799  
Korda/Nemeth Engineering, Inc.

11/21/17  
Date



**Agenda Item # 6**  
**Case # 21-Z-16**  
**Rezoning**

## Staff Report

TO: City Planning Board

DATE: September 1, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning Case #21-Z-16

### **GENERAL INFORMATION:**

Applicant: Wayne E Southward, Springfield Metropolitan Housing Authority, 500 N Fountain Ave., Springfield, Ohio. 45504.

Owner: Wellington Square, LLC, 4 W Main St., Suite 800, Springfield, Ohio. 45502.

Requested Action: Request to rezone parcel#s 3400700033426009, 3400700033426010, 3400700033426011, 3400700033426012, 3400700033426013, 3400700033426019, 3400700033426020, 3400700033426021, 3400700033426022, 3400700033426023, 3400700033426024, 3400700033426025, 3400700033425022, 3400700033425023, 3400700033425024, 3400700033425025, from RS-5 to a CN-2 Neighborhood Commercial District.

Location: E. Leffel Ln, Superior Ave. and Huron Ave.

Size: Approximately 2.40 acres.

Existing Land Use and Zoning: RS-5 Low-Density, Single-Family Residential District

Surrounding Land Use and Zoning: North: RS-5 Low-Density, Single-Family Residential District  
East: TWP R-1  
South: CH-1 Highway Commercial District  
West: RS-5 Low-Density, Single-Family Residential District

Applicable Regulations: Chapter 1107 and 1113.

File Date: August 27, 2021

### **BACKGROUND:**

The 6 parcels along E. Leffel Ln, Superior Ave. and Huron Ave.. The applicant is under contract to purchase said parcels from the owner to construct an office building. The applicant is planning on relocating its offices to the proposed office building along E Leffel Ln.

The applicant claims the proposed rezoning from Residential, RS-5 to Office space, CN-2 is compatible with existing surrounding land uses. The applicant also states that the office building

## Staff Report

will have minimal impact on surrounding residences and is expected to generate a slight increase in traffic coming in and out of the proposed office building.

### **ANALYSIS :**

#### Land Use and Zoning:

Per the zoning code a CN2 Neighborhood Commercial District permits the use of land for office buildings provided it follows the uses and purpose stated in a CO-1 Commercial Office District.

The Commercial Office District (CO-1) is intended to provide specific areas where office uses, compatible businesses, apartments, and certain public and semi-public uses may be developed. The CO-1 District is useful as a transitional zone between residential and more intensive commercial or industrial areas.

Access to this district should be directly from an arterial or collector street and not through a residential district. If the request of rezoning is approved the access to proposed development would be directly through arterial street i.e. E Leffel Ln. This condition is met as the thoroughfare plan classifies E Leffel Ln as primary arterial road with 100' right of way.

The Connect Clark County Comprehensive Plan shows the future character area for and around the subject parcels as "Traditional Neighborhood, Low Intensity." The proposed small scale office use is compatible with the future character area and is listed under secondary uses for a traditional neighborhood, low intensity.

#### RS-5 Low-Density, Single-Family Residential District

##### Principal Uses Permitted.

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

##### Provisional Uses Permitted.

- (a) Accessory apartment, subject to the requirements of Chapter 1135.

##### Conditional Uses Permitted.

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.
- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Daycare center, subject to the requirements of Chapter 1135.
- (g) Community center, subject to the requirements of Chapter 1135. (Ord. 09-93; 09-94. Passed 4-14-09.)

### **Returned staff reports from:**

City Manager's Office:

Recommends approval with no objections.



## **Staff Report**

City Service Department:	Recommends approval with no objections.
City Police Department:	Recommends approval with no objections.
City Fire Department:	Recommends approval with no objections.
City Building Department:	Recommends approval with no objections.
City Community Development Department:	Recommends approval with no objections.

### **STAFF RECOMMENDATION:**

The staff recommends approval of the request to rezone said parcels to CN-2 District. The staff envisions the request to rezone would serve as a mixed use transitional area between a high intensity commercial use and residential use. The proposed development being an office space is nuisance free to surrounding residents and is compatible with surrounding residential use.

### **ATTACHMENTS:**

1. Vicinity and zoning map
2. Application
3. Site plan

Rezoning to CN-2 # 21-Z-15 Superior and Huron Ave.



(Pictometry 2021)



**Rezoning to CN-2 # 21-Z-15 Superior and Huron Ave.**



**FOR OFFICE USE ONLY**

Case #: 21-114  
Date Received: 8-30-01  
Received by: JLS  
Application Fee: \$ 285  
Review Type:  
☐ Admin ☐ CPB ☐ BZA

**GENERAL APPLICATION****A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):  
Application of Springfield Metropolitan Housing Authority to rezone  
lots on Superior and Huron Avenue. See attached Exhibit A.

2. Address of Subject Property: See attached Exhibit A

3. Parcel ID Number(s): See attached Exhibit A

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: Approximately 2.40 acres

6. Current Use of Property: Vacant property

7. Current Zoning of Property: RS-5, Low Density, Single-Family Residential  
Zone

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Wayne E. Southward

Title: Attorney

Company (if applicable): Springfield Metropolitan Housing Authority

Mailing address:  
500 N. Fountain Ave.

City: Springfield State: Ohio ZIP: 45504

Telephone: (937) 324-5541 Fax: (937) 325-5432

Email  
wsouthward@martinbrowne.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Wellington Square, LLC

Mailing Address: 4 W. Main St., Suite 800

City: Springfield State: Ohio ZIP: 45502

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.

Michelle Lee Hall  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Michelle Lee Hall, Interim Executive Director

Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 27 day of  
August, 2021

by Michelle Lee Hall (name of person acknowledged).

(seal)

Tonya L Higgenbotham  
Notary Public Signature

Tonya L Higgenbotham  
Notary Public, State of Ohio  
My Commission Expires:

My commission expires: 02/04/2023



Planning & Zoning

CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: See attached list of addresses and Parcel Numbers  
Parcel No.: \_\_\_\_\_  
Acreage: 2.40 acres  
Agent Name: Wayne E. Southward, attorney for Springfield  
Agent Tax Mailing Address: Metropolitan Housing Authority  
500 N. Fountain Ave., Springfield, Ohio 45504  
Agent Phone Number: 937-324-5541  
Owner Name: Wellington Square, LLC  
Owner Tax Mailing Address: 4 West Main St., Suite 800  
Springfield, Ohio 45502  
Owner Phone Number: 937-325-1300  
Requested Action (to be conducted by Agent, authorized by owner): To apply for rezoning of the subject property from RS-5 to CN-2 and to apply for vacation of two alleys.

I hereby certify that:  
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner  
signature: \_\_\_\_\_

Printed name: Daren J. Cotter, Vice President

Date: 8/25/21

State of Ohio  
County of Clark

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 20 21

by Daren J. Cotter (name of person acknowledged).



WAYNE E. SOUTHWARD  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
Section 147.03 O.R.C.

Wayne E. Southward  
Notary Public Signature

My commission expires: \_\_\_\_\_



CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
REZONING APPLICATION

Date: August 27, 2021

Property address: See attached list of addresses and Parcel Numbers

The undersigned petitions that the following described property be rezoned from a/an RS-5 District to a/an CN-2 District containing 2.40 acres.

Please submit the following Exhibits with this rezoning application:

**EXHIBIT A**

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

**EXHIBIT B**

Attach a site plan of the petitioned lands.

**EXHIBIT C**

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

**EXHIBIT D**

1. Is the requested zone compatible to existing zoning and land use in the area?

See Exhibit D attached hereto.

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

See Exhibit D attached hereto.



3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

See Exhibit D attached hereto.

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

See Exhibit D attached hereto.

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Michelle Lee Hall  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Michelle Lee Hall, Interim Executive Director  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 27 day of August, 20 21

by Michelle Lee Hall (name of person acknowledged).

(seal)

**Tonya L Higgenbotham**  
Notary Public, State of Ohio  
My Commission Expires:

Tonya L Higgenbotham  
Notary Public Signature

My commission expires: 02/04/2023



# Application Check List

Please review for completeness

## ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Owner Affidavit.
- ☐ General Application
- ☐ \$285 Fee (must be submitted with the application by the application deadline).
- ☐ Rezoning Application with the following forms and attachments listed below.
- ☐ Please include the following Exhibits:
  - Exhibit A: Metes and bounds legal description or subdivision and lot number description (this can be obtained at the A.B. Graham Building).
  - Exhibit B: Site plan
  - Exhibit C: Rezoning request statement: List your reasons for the zoning district amendment.

**Fees must be submitted at the time of application.**

## EXHIBIT A

### General Application

A.1. Springfield Metropolitan Housing Authority ("SMHA") is under contract to purchase from Wellington Square, LLC, the vacant lots located along Superior Ave. and Huron Ave. where they intersect with East Leffel Lane. These lots are zoned RS-5, Low-Density, Single-Family Residence District. SMHA is filing its application to rezone these lots to CN-2, Neighborhood Commercial District, in order for SMHA to construct thereon an office building. SMHA will relocate its offices into this building.

A.2. and A.3. The addresses and Parcel Numbers of the subject property to be rezoned are as follows:

2238 Superior Ave., Springfield, Ohio 45505	340-07-00033-426-009
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-010
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-011
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-012
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-013
2223 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-019
2233 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-020
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-021
2239-2241 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-022
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-023
2251-2253 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-024
2261 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-025
2249 Superior Ave. Rear, Springfield, Ohio 45505	340-07-00033-425-022
2249 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-023
East Leffel Lane, Springfield, Ohio 45505	340-07-00033-425-024
2259 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-025

## Rezoning Application

The addresses and Parcel Numbers of the subject property to be rezoned are as follows:

2238 Superior Ave., Springfield, Ohio 45505	340-07-00033-426-009
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-010
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-011
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-012
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-013
2223 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-019
2233 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-020
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-021
2239-2241 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-022
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-023
2251-2253 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-024
2261 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-025
2249 Superior Ave. Rear, Springfield, Ohio 45505	340-07-00033-425-022
2249 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-023
East Leffel Lane, Springfield, Ohio 45505	340-07-00033-425-024
2259 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-025

## Property Owner Affidavit

The addresses and Parcel Numbers of the subject property to be rezoned are as follows:

2238 Superior Ave., Springfield, Ohio 45505	340-07-00033-426-009
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-010
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-011
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-012
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-013
2223 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-019
2233 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-020
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-021
2239-2241 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-022
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-023
2251-2253 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-024
2261 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-025
2249 Superior Ave. Rear, Springfield, Ohio 45505	340-07-00033-425-022
2249 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-023
East Leffel Lane, Springfield, Ohio 45505	340-07-00033-425-024
2259 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-025

## **General Application**

### **4. Legal description of subject property**

PARCEL 1: Situated in the County of Clark in the State of Ohio and the City of Springfield and being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S.

Being Lots Numbers 304, 305, 306, 307, 308, 316, 317, 318, 319, and 320 as the same are numbered and designated on I. Ward Frey's plat of his subdivision known as Lansdowne Park recorded in the Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Lot 305 being subject to restrictions in the deed from Mary J. Dwelly dated May 29, 1933, and recorded in Vol. 181, Page 622 of the Deed Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-009, -010, -011, -012, -013, -021, -022, -023, -024, and -025

PARCEL 2: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being Lot. No. 254 as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County Ohio.

Parcel Number 340-07-00033-425-022

PARCEL 3: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S., and being Lot No. Two Hundred Fifty-five (255) as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-023

PARCEL 4: Situated in the City of Springfield in the County of Clark and State of Ohio: Being Lot Numbers 314 and 315 as the same are numbered and designated on the plat of Lansdowne Addition, also known as "Lansdowne Park", to said City, recorded in Volume 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-019 and -020

PARCEL 5: Situate in the City of Springfield, County of Clark, and State of Ohio, and being 100 feet off of the East side of Lot no. 256, as the same is numbered and designated on the Plat of Lansdowne-East Park Addition to the City of Springfield, Ohio, and as set forth in Volume 6, Page 30, of the Clark County, Ohio Plat Records.

Parcel Number 340-07-00033-425-025

PARCEL 6: Situated in the City of Springfield, County of Clark, and State of Ohio:

Being 40 feet off the west end of Lot No. 256 as the same as numbered and designated on I. Ward Frey's plat of his subdivision known as "Lansdowne Park," recorded in Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-024

## **Rezoning Application**

### **Exhibit A**

PARCEL 1: Situated in the County of Clark in the State of Ohio and the City of Springfield and being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S.

Being Lots Numbers 304, 305, 306, 307, 308, 316, 317, 318, 319, and 320 as the same are numbered and designated on I. Ward Frey's plat of his subdivision known as Lansdowne Park recorded in the Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Lot 305 being subject to restrictions in the deed from Mary J. Dwelly dated May 29, 1933, and recorded in Vol. 181, Page 622 of the Deed Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-009, -010, -011, -012, -013, -021, -022, -023, -024, and -025

PARCEL 2: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being Lot. No. 254 as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County Ohio.

Parcel Number 340-07-00033-425-022

PARCEL 3: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S., and being Lot No. Two Hundred Fifty-five (255) as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-023

PARCEL 4: Situated in the City of Springfield in the County of Clark and State of Ohio: Being Lot Numbers 314 and 315 as the same are numbered and designated on the plat of Lansdowne

Addition, also known as "Lansdowne Park", to said City, recorded in Volume 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-019 and -020

PARCEL 5: Situate in the City of Springfield, County of Clark, and State of Ohio, and being 100 feet off of the East side of Lot no. 256, as the same is numbered and designated on the Plat of Lansdowne-East Park Addition to the City of Springfield, Ohio, and as set forth in Volume 6, Page 30, of the Clark County, Ohio Plat Records.

Parcel Number 340-07-00033-425-025

PARCEL 6: Situated in the City of Springfield, County of Clark, and State of Ohio:

Being 40 feet off the west end of Lot No. 256 as the same as numbered and designated on I. Ward Frey's plat of his subdivision known as "Lansdowne Park," recorded in Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-024



**Agenda Item # 7**

**Case # 21-RW-07**

**Right of Way Vacation**

## STAFF REPORT

TO: City Planning Board

DATE: September 2, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #21-RW-07

### **GENERAL INFORMATION:**

Applicant: Wayne E. Southward, Springfield Metropolitan Housing Authority, 500 N Fountain Ave, Springfield, Ohio. 45504.

Requested Action: Request to vacate alley starting from E Leffel Ln and running parallel to Superior Ave and Huron Ave, and to vacate the alley between parcel #s 3400700033426020 and 21 and ending at Huron Ave.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: August 27, 2021

### **RETURNED REPORTS:**

Columbia Gas: No objections. No known equipment/facilities in the proposed alleys.

Spectrum: Recommended denial stating that they cannot vacate the alleyways and have equipment that needs maintenance.

AT&T: No response as of September 10, 2021.

Ohio Edison: No response as of September 10, 2021.

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Pending response and internal review of request. No comments as of September 10, 2021.

City Building Department: Recommends approval.

City Police Department: Recommends approval.

City Community Development Department: Recommends approval.

**STAFF RECOMMENDATION:**

The owner/ applicant wants the vacated alley space for private use.

Staff recommends approval of request to vacate alleys located near Superior and Huron Ave.

**ATTACHMENTS:**

1. Vicinity map
2. Petition with petitioner's comments

**Right of Way Vacation # 21-RW-07** alleys near Superior and Huron Ave.





Rezoning to CN-2 # 21-Z-15 Superior and Huron Ave.

238-006 50	250-018 50	302-007 50	314-019 50
239-007 47	251-019 47	303-008 47	315-020 47
240-008 50	252-020 50	304-009 50	316-021 50
241-009 =	253-021 =	305-010 =	317-022 =
242-010 =	254-022 =	306-011 =	318-023 =
243-011 =	255-023 =	307-012 =	319-024 =
244-012 50	256-025 50	308-013 50	320-025 50
140	140	140	140
100	100	140	140

425

426

SUPERIOR

HURON & SPRINGFIELD

LEFFEL'S



## FOR OFFICE USE ONLY

Case #: 21-113  
Date Received: 8-30-21  
Received by: JLS  
Application Fee: \$ 90.00  
Review Type:  
☐ Admin ☐ CPB ☐ BZA

## GENERAL APPLICATION

## A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

Application of Springfield Metropolitan Housing Authority to vacate  
alleys near Superior and Huron Avenue

2. Address of Subject Property: See attached Exhibit A3. Parcel ID Number(s): See attached Exhibit A4. Full legal description attached? ☒ yes ☐ no5. Size of subject property: Approximately 2.40 acres6. Current Use of Property: Vacant property7. Current Zoning of Property: RS-5, Low Density, Single-Family Residential  
Zone

## B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)2. Name of Applicant(s) or Contact Person(s): Wayne E. SouthwardTitle: AttorneyCompany (if applicable): Springfield Metropolitan Housing AuthorityMailing address:  
500 N. Fountain Ave.City: Springfield State: Ohio ZIP: 45504Telephone: (937 ) 324-5541 Fax: (937 ) 325-5432Email wsouthward@martinbrowne.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Wellington Square, LLC

Mailing Address: 4 W. Main St., Suite 800

City: Springfield

State: Ohio

ZIP: 45502

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

Michelle Lee Hall  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Michelle Lee Hall, Interim Executive Director

Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 27 day of

August, 2021

by Michelle Lee Hall (name of person acknowledged).

(seal)

**Tonya L Higgenbotham**  
**Notary Public, State of Ohio**  
**My Commission Expires:**

Tonya L Higgenbotham  
Notary Public Signature

My commission expires: 02/04/2023



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
Right-of-Way Vacation Application

Date August 27, 2021

Applicant Name: Springfield Metropolitan Housing Authority

Address: 101 West High St., Springfield, Ohio 45502

Please include the following Exhibits:

**Exhibit A**

A plot plan is to be attached which indicates the right-of-way to be vacated.

**Exhibit B**

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

**Exhibit C**

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

  
Signature



# Application Check List

Please review for completeness

## ITEMS TO BE SUBMITTED:

- ☐ Right-of-Way Vacation Application with attachments listed below.
- ☐ General Application
- ☐ \$90 (res.) or \$180 (comm.) Fee (must be submitted with the application).
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
  - Exhibit A: A plot plan is to be attached which indicates the right-of-way to be vacated, the adjoining properties, and their owners.
  - Exhibit B: State the reasons for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed).
  - Exhibit C: If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing

**Fees must be submitted at the time of application.**

143.016	09	412	134.006	50
145.018	=		135.007	=
146.019	=		136.008	=
147.020	=		137.009	=
148.021	90		138.011	50
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145.018	=		135.007	=
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147.020	=		137.009	=
148.021	90		138.011	50

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05	298.106	1	1		
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170	157	163	169	174

[illegible]

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	171-.003		183-.015	"
	172-.004		184-.016	"
	173-.005		185-.017	"
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47	175-.007	187-.019		47

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"	235.003	"	247.015	"
"	236.004	"	248.016	"
"	237.005	"	249.017	"
50	238.006	50	250.018	50
47	239.007	47	251.019	47

ONTARIO

7-334  
69.27  
1952  
LINCOLN  
414  
PARK  
5/6/52

140	287.011	140	287.011
50	288.012	50	288.012
279.003	289.013	279.003	289.013
280.004	290.014	280.004	290.014
281.005	291.015	281.005	291.015
282.006	292.016	282.006	292.016
283.007	293.017	283.007	293.017
284.008	294.018	284.008	294.018
285.009	295.019	285.009	295.019
286.010	296.020	286.010	296.020
140		140	
50		50	

140 297.001	140 297.002	140 297.003	140 297.004	140 297.005	140 301.006	140 302.007	140 303.008	140 304.009	140 305.010	140 306.011	140 307.012	140 308.013	140 309.014	140 309.015	140 310.016	140 311.017	140 312.018	140 313.019	140 314.020	140 315.021	140 316.022	140 317.023	140 318.024	140 319.025	140 320.026	140 321.027	140 322.028	140 323.029	140 324.030	140 325.031	140 326.032	140 327.033	140 328.034	140 329.035	140 330.036	140 331.037	140 332.038	140 333.039	140 334.040	140 335.041	140 336.042	140 337.043	140 338.044	140 339.045	140 340.046	140 341.047	140 342.048	140 343.049	140 344.050	140 345.051	140 346.052	140 347.053	140 348.054	140 349.055	140 350.056	140 351.057	140 352.058	140 353.059	140 354.060	140 355.061	140 356.062	140 357.063	140 358.064	140 359.065	140 360.066	140 361.067	140 362.068	140 363.069	140 364.070	140 365.071	140 366.072	140 367.073	140 368.074	140 369.075	140 370.076	140 371.077	140 372.078	140 373.079	140 374.080	140 375.081	140 376.082	140 377.083	140 378.084	140 379.085	140 380.086	140 381.087	140 382.088	140 383.089	140 384.090	140 385.091	140 386.092	140 387.093	140 388.094	140 389.095	140 390.096	140 391.097	140 392.098	140 393.099	140 394.100	140 395.101	140 396.102	140 397.103	140 398.104	140 399.105	140 400.106	140 401.107	140 402.108	140 403.109	140 404.110	140 405.111	140 406.112	140 407.113	140 408.114	140 409.115	140 410.116	140 411.117	140 412.118	140 413.119	140 414.120	140 415.121	140 416.122	140 417.123	140 418.124	140 419.125	140 420.126	140 421.127	140 422.128	140 423.129	140 424.130	140 425.131	140 426.132	140 427.133	140 428.134	140 429.135	140 430.136	140 431.137	140 432.138	140 433.139	140 434.140	140 435.141	140 436.142	140 437.143	140 438.144	140 439.145	140 440.146	140 441.147	140 442.148	140 443.149	140 444.150	140 445.151	140 446.152	140 447.153	140 448.154	140 449.155	140 450.156	140 451.157	140 452.158	140 453.159	140 454.160	140 455.161	140 456.162	140 457.163	140 458.164	140 459.165	140 460.166	140 461.167	140 462.168	140 463.169	140 464.170	140 465.171	140 466.172	140 467.173	140 468.174	140 469.175	140 470.176	140 471.177	140 472.178	140 473.179	140 474.180	140 475.181	140 476.182	140 477.183	140 478.184	140 479.185	140 480.186	140 481.187	140 482.188	140 483.189	140 484.190	140 485.191	140 486.192	140 487.193	140 488.194	140 489.195	140 490.196	140 491.197	140 492.198	140 493.199	140 494.200	140 495.201	140 496.202	140 497.203	140 498.204	140 499.205	140 500.206	140 501.207	140 502.208	140 503.209	140 504.210	140 505.211	140 506.212	140 507.213	140 508.214	140 509.215	140 510.216	140 511.217	140 512.218	140 513.219	140 514.220	140 515.221	140 516.222	140 517.223	140 518.224	140 519.225	140 520.226	140 521.227
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~~SUPERIOR~~

82.71

10.006

4.50

263.4

82.7

9.005

.50

82.7

8.004

.50

82.7

7.003

SPRINGFIELD

82.71

334.02

6.007

1.00

335.61

415

5.008

1.00

337.19

4.009

1.17

339.18

415

421

422

180.1

125.5

152.5 ft

N

P. 22B

[illegible]

421

-012  
1774

AVE.

222 P.

## **EXHIBIT A**

### **Right-of-Way Vacation Application**

Attached is the plot plan showing all of the parcels shaded in gray which are currently owned by Wellington Square, LLC, and which are to be purchased by Springfield Metropolitan Housing Authority. The two alleys to be vacated are highlighted in yellow.

As shown in the plot plan, the owner of the property adjoining the alleys to be vacated is currently Wellington Square, LLC, and will be Springfield Metropolitan Housing Authority.

## **EXHIBIT A**

### **General Application**

A.1. Springfield Metropolitan Housing Authority ("SMHA") is under contract to purchase from Wellington Square, LLC, the vacant lots located along Superior Ave. and Huron Ave. where they intersect with East Leffel Lane. These lots are zoned RS-5, Low-Density, Single-Family Residence District. SMHA is filing its application to rezone these lots to CN-2, Neighborhood Commercial District, in order for SMHA to construct thereon an office building. SMHA will relocate its offices into this building. SMHA is also seeking to have two alleys vacated.

A.2. and A.3. The addresses and Parcel Numbers of the subject property to be rezoned are as follows:

2238 Superior Ave., Springfield, Ohio 45505	340-07-00033-426-009
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-010
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-011
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-012
Superior Ave., Springfield, Ohio 45505	340-07-00033-426-013
2223 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-019
2233 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-020
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-021
2239-2241 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-022
Huron Ave., Springfield, Ohio 45505	340-07-00033-426-023
2251-2253 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-024
2261 Huron Ave., Springfield, Ohio 45505	340-07-00033-426-025
2249 Superior Ave. Rear, Springfield, Ohio 45505	340-07-00033-425-022
2249 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-023
East Leffel Lane, Springfield, Ohio 45505	340-07-00033-425-024
2259 Superior Ave., Springfield, Ohio 45505	340-07-00033-425-025

## **EXHIBIT B**

### **Right-of-Way Vacation Application**

Springfield Metropolitan Housing Authority ("SMHA") is under contract to purchase from Wellington Square, LLC, the vacant lots located along Superior Ave. and Huron Ave. where they intersect with East Leffel Lane. The plot plan attached as Exhibit A shows these lots shaded in gray and outlined in red. SMHA is purchasing these lots in order for SMHA to construct thereon an office building. SMHA will relocate its offices into this building.

SMHA is requesting that the alleys highlighted in yellow on Exhibit A be vacated so it can properly site its building, parking lot, and other improvements.

## **General Application**

### **4. Legal description of subject property**

PARCEL 1: Situated in the County of Clark in the State of Ohio and the City of Springfield and being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S.

Being Lots Numbers 304, 305, 306, 307, 308, 316, 317, 318, 319, and 320 as the same are numbered and designated on I. Ward Frey's plat of his subdivision known as Lansdowne Park recorded in the Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Lot 305 being subject to restrictions in the deed from Mary J. Dwelly dated May 29, 1933, and recorded in Vol. 181, Page 622 of the Deed Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-009, -010, -011, -012, -013, -021, -022, -023, -024, and -025

PARCEL 2: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being Lot. No. 254 as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County Ohio.

Parcel Number 340-07-00033-425-022

PARCEL 3: Situated in the City of Springfield in the County of Clark and State of Ohio, and bounded and described as follows:

Being part of the Southeast Quarter of Section 33, Town 5, Range 9, M.R.S., and being Lot No. Two Hundred Fifty-five (255) as the same is numbered and designated on I. Ward Frey's Plat of his subdivision, known as "Lansdowne Park", recorded in Plat Book No. 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-023

PARCEL 4: Situated in the City of Springfield in the County of Clark and State of Ohio: Being Lot Numbers 314 and 315 as the same are numbered and designated on the plat of Lansdowne Addition, also known as "Lansdowne Park", to said City, recorded in Volume 6, Page 30, of the Plat Records of Clark County, Ohio.

Parcel Numbers 340-07-00033-426-019 and -020

PARCEL 5: Situate in the City of Springfield, County of Clark, and State of Ohio, and being 100 feet off of the East side of Lot no. 256, as the same is numbered and designated on the Plat of Lansdowne-East Park Addition to the City of Springfield, Ohio, and as set forth in Volume 6, Page 30, of the Clark County, Ohio Plat Records.

Parcel Number 340-07-00033-425-025

PARCEL 6: Situated in the City of Springfield, County of Clark, and State of Ohio:

Being 40 feet off the west end of Lot No. 256 as the same as numbered and designated on I. Ward Frey's plat of his subdivision known as "Lansdowne Park," recorded in Plat Book 6, Page 30, Plat Records of Clark County, Ohio.

Parcel Number 340-07-00033-425-024

134-006	144-017	50
135-007	145-018	50
136-008	146-019	50
137-009	147-020	50
138-011	148-021	50

198-006	210-013	50
199-007	211-014	50
200-008	212-015	50
201-009	213-016	50
202-010	214-017	50

277-001	288-012	50
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284-008	295-019	50
285-009	296-020	50
286-010	297-021	50
287-001	298-012	50
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289-003	300-014	50
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292-006	303-017	50
293-007	304-018	50
294-008	305-019	50
295-009	306-020	50
296-010	307-021	50
297-011	308-022	50
298-012	309-023	50
299-013	310-024	50
300-014	311-025	50
301-015	312-026	50
302-016	313-027	50
303-017	314-028	50
304-018	315-029	50
305-019	316-030	50
306-020	317-031	50
307-021	318-032	50
308-022	319-033	50
309-023	320-034	50
310-024	321-035	50
311-025	322-036	50
312-026	323-037	50
313-027	324-038	50
314-028	325-039	50
315-029	326-040	50
316-030	327-041	50
317-031	328-042	50
318-032	329-043	50
319-033	330-044	50
320-034	331-045	50
321-035	332-046	50
322-036	333-047	50
323-037	334-048	50
324-038	335-049	50
325-039	336-050	50
326-040	337-051	50
327-041	338-052	50
328-042	339-053	50
329-043	340-054	50
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349-063	360-074	50
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351-065	362-076	50
352-066	363-077	50
353-067	364-078	50
354-068	365-079	50
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357-071	368-082	50
358-072	369-083	50
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366-080	377-091	50
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453-167	464-178	50
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460-174	471-185	50
461-175	472-186	50
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463-177	474-188	50
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466-180	477-191	50
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468-182	479-193	50
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590-304	601-315	50
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592-306	603-317	50
593-307	604-318	50
594-308	605-319	50
595-309	606-320	50
596-310	607-321	50
597-311	608-322	50
598-312	609-323	50



## **EXHIBIT C**

### **Rezoning Application**

Springfield Metropolitan Housing Authority ("SMHA") is under contract to purchase from Wellington Square, LLC, the vacant lots located along Superior Ave. and Huron Ave. where they intersect with East Leffel Lane. These lots are zoned RS-5, Low-Density, Single-Family Residence District. SMHA is filing its application to rezone these lots to CN-2, Neighborhood Commercial District, in order for SMHA to construct thereon an office building. SMHA will relocate its offices into this building.

## **EXHIBIT D**

### **Rezoning Application**

1. The rezoning of the subject property to CN-2, Neighborhood Commercial District, is compatible with the existing zoning and land use in the area. The property to the north and west is residential with most of the buildings being single-family homes. The property to the east is a 17.18 acre tract that is largely wooded. To the immediate south of the property is East Leffel Lane, a major thoroughfare near the southern border of the City of Springfield. The south side of East Leffel Lane is devoted exclusively to commercial uses. The campus of Assurant, Inc., and the Baymont by Wyndham Hotel are directly across East Leffel Lane from the subject property. Thus, this area is already partially devoted to commercial purposes. The construction of an office building on the subject property will be consistent with these other commercial uses. Furthermore, the operation of the office building will have minimal impact on the residences to the north and west. It will generate only a slight increase in traffic and most of that traffic will probably enter the property from East Leffel Lane to the south. The office building will serve as a buffer to the residences from the more intensely commercial uses to the south.

2. With East Leffel Lane being a major thoroughfare that has commercial development along the south side of it, it is consistent to allow such development also along the north side of East Leffel Lane. However, in light of the residences to the north and west of the subject property, it is also consistent to limit that commercial development so it does not negatively impact the residences. The office building will strike that balance of allowing the subject property to be put to productive use without the resulting large increase in traffic, noise, or light.

3. The office building proposed to be built on the subject property and occupied by the Springfield Metropolitan Housing Authority ("SMHA") will not generate a large amount of

vehicular traffic. The staff and clients of SMHA will be the ones driving to and from the subject property. They will most likely approach the property from East Leffel Lane which is designated as a Primary Arterial. The entrance to the office building's parking lot will be off of the Local Street, Superior Ave. East Leffel Lane is a large enough thoroughfare to accommodate the slight increase in traffic that will be caused by the office building being built there.

4. The subject property has access to City water and sewer lines in both Superior and Huron Avenues.

**2021 CITY PLANNING BOARD ATTENDANCE**

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		11	8	8	12	10	7	12	9	13	11	8	13
Charlene Roberge	3-17-2018 3-17-2021	P	N/A	P	N/A	n/a	N/A	NA	NA	NA	NA	NA	NA
Reso. 5878													
Kathryn Lewis-Campbell	01-14-2020 01-28-2023	P	N/A	P	P	P	P	P	A				
Reso. 5960													
Charles Harris	03-29-2016 03-30-2022	P	N/A	P	P	P	P	P	A				
Reso. 5927													
Trisha George	4-02-2013 4-12-2022	P	N/A	P	A	P	P	P	P				
Reso. 5772													
James Smith	10/24/2017 10/24/2020	A	N/A	P	N/A	n/a	P	P	P				
Reso. 5987													
Alex Wendt	4/10/2018 4/24/2021	P	N/A	P	A	P	P	A	P				
Reso. 6006													
Jack Spencer	7/18/19 7/22/22	A	N/A	P	P	P	P	P	A				
Reso. 6055													
Amanda Fleming	8/27/2019 1/01/2022	P	N/A	P	P	P	A	P	P				
Peg Foley	12/08/2020 12/22/2023	P	N/A	P	P	P	P	P	P				
Reso. 6101													
Christin Worthington	02/16/2021 03/02/2024	N/A	N/A	P	P	P	A	P	P				
Reso. 6111													
Lorin M Wear III	03/16/2021 03/30/2024	N/A	N/A	N/A	P	P	P	P	P				
Reso. 6114													

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION

**City Planning Board**  
**Regular Meeting - First Monday following the First Tuesday of the Month**  
**7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**City Planning Board**  
**Meeting Date:**

January 11, 2021  
February 8, 2021  
March 8, 2021  
April 12, 2021  
May 10, 2021  
June 7, 2021  
July 12, 2021  
August 9, 2021  
September 13, 2021  
October 11, 2021  
November 8, 2021  
December 13, 2021

**Lotsplit Variance,**  
**Rezoning, and Final**  
**Subdivision**  
**Application**  
**Deadline:**

December 21, 2020  
January 15, 2021  
February 12, 2021  
March 22, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 23, 2021  
September 20, 2021  
October 18, 2021  
November 22, 2021

**Board of Zoning Appeals**  
**Regular Meeting-Third Monday of the Month**  
**7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**Board of Zoning**

January 20, 2021 \*  
February 17, 2021 \*  
March 15, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 16, 2021  
September 20, 2021  
October 18, 2021  
November 15, 2021  
December 20, 2021

**Application Deadline:**

December 28, 2020  
January 25, 2021  
February 22, 2021  
March 29, 2021  
April 26, 2021  
May 28, 2021  
June 28, 2021  
July 26, 2021  
August 30, 2021  
September 27, 2021  
October 25, 2021  
November 29, 2021

\* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

# 2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
Retreat				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	